



## Planning and Housing Committee

### Agenda

**Meeting #:** 10  
**Date:** Wednesday, June 7, 2023  
**Time:** 9:30 am  
**Location:** Champlain Room, 110 Laurier Avenue West, and by electronic participation  
**Members:** Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster

Kelly Crozier, Committee Coordinator  
(613) 580-2424, ext. 16875  
[Kelly.Crozier@ottawa.ca](mailto:Kelly.Crozier@ottawa.ca)

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#### 1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on June 14, 2023 in Planning and Housing Committee Report 10.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, June 6, and the deadline to register to speak by email is 8:30 am on Wednesday, June 7, 2023.

#### 2. Declarations of Interest

3. Confirmation of Minutes
  - 3.1 PHC Minutes 9 – Wednesday, May 17, 2023
4. Planning, Real Estate and Economic Development Department
  - 4.1 Zoning By-law Amendment – 1565 Maple Grove Road

ACS2023-PRE-PS-0067 - Kanata South (23)

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1565 Maple Grove Road, as shown in Document 1, to permit a school within the existing Bell Sensplex building, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023 subject to submissions received between the publication of this report and the time of Council's decision.

- 4.2 Zoning By-law Amendment – 1546 Scott Street

ACS2023-PRE-PS-0072 - Kitchissippi (15)

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1546 Scott Street, as shown in Document 1, from MC12[22] F(3.0) S99,100 (Mixed Use Centre Zone, Subzone 12, Exception 22, Floor Space Index 3.0, Schedules 99 and 100) to MC12[xxxx] (Mixed-Use Centre Zone, Subzone 12, Exception xxxx) to permit a 25-storey mixed-use building, as detailed in Document 2.
2. That Planning and Housing approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

4.3 Zoning By-law Amendment – 1244 Kilborn Place

ACS2023-PRE-PS-0070 - Alta Vista (18)

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1244 Kilborn Place, as shown in Document 1, from I1A zone to GM[XXXX] H(15) zone, to permit a low-rise mixed-use building, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

4.4 Zoning By-Law Amendment - 788 River Road and an unaddressed parcel

ACS2023-PRE-PS-0058 - Riverside South-Findlay Creek (22)

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 788 River Road and an unaddressed parcel, as shown in Document 1, from R1WW and DR zones to R3Z and O1 zones to permit the development of a subdivision with two new roads and 54 residential dwellings, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023 subject to submissions received between the publication of this report and the time of Council's decision.

4.5 Zoning By-law Amendment - 1 Old Sunset Boulevard

ACS2023-PRE-PS-0071 - Capital (17)

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 Old Sunset Boulevard, as shown in Document 1, from R1QQ (Residential First Density, Subzone QQ) to R2P[xxxx] (Residential Second Density, Subzone P, Exception xxxx) to permit a three-storey semi-detached dwelling with secondary units, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

5. Referrals

5.1 Zoning By-law Amendment – 5618 Hazeldean Road

ACS2023-PRE-PS-0054 - Stittsville (6)

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5618 Hazeldean Road, as shown in Document 1, to permit the first phase of a residential subdivision, including one stormwater management block, 36 townhouse blocks, and 111 lots for detached dwellings as detailed in Document 2.
2. Direct Staff to report back to Planning and Housing Committee with zoning details for the 0.5-hectare block at the intersection of Abbott Street East and the future Robert Grant Avenue extension at the time that a Zoning By-Law Amendment is brought to Planning and Housing Committee for Phase 2. The block is to accommodate commercial uses and will be zoned accordingly with Phase 2. It will remain zoned Development Reserve "DR" in the meantime.
3. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 7, 2023," subject to submissions received between the publication of this



**report and the time of Council's decision.**

6. In Camera Items

7. Information Previously Distributed

7.1 Committee of Adjustment – Reserve Appointment

ACS2023-OCC-CCS-0074

8. Notices of Motions (For Consideration at Subsequent Meeting)

9. Inquiries

10. Other Business

11. Adjournment

Next Meeting

Wednesday, June 21, 2023.

## Comité de la planification et du logement

### Ordre du jour

N° de la réunion : 10  
Date : le mercredi 7 juin 2023  
Heure : 09 h 30  
Endroit : Salle Champlain, 110, avenue Laurier Ouest, et participation par voie électronique  
Membres : Président : Jeff Leiper, conseiller , Vice-président : Glen Gower, conseiller, Riley Brockington, conseiller, Cathy Curry, conseillère, Laura Dudas, conseillère, Laine Johnson, conseillère, Theresa Kavanagh, conseillère, Clarke Kelly, conseiller, Catherine Kitts, conseillère, Wilson Lo, conseiller, Tim Tierney, conseiller, Ariel Troster, conseillère

Kelly Crozier, Coordonnatrice de comité  
613-580-2424, poste 16875  
[Kelly.Crozier@ottawa.ca](mailto:Kelly.Crozier@ottawa.ca)

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1. Avis et renseignements concernant la réunion à l'intention des participants à la réunion et du public

Les avis et renseignements concernant les réunions sont joints à l'ordre du jour et au procès-verbal, y compris : la disponibilité des services d'interprétation simultanée et des mesures d'accessibilité; les procédures relatives aux réunions à huis clos; les points d'information qui ne font pas l'objet de discussions; les avis de non-responsabilité relativement aux renseignements personnels pour les correspondants et les intervenants; les avis relatifs aux procès-verbaux; les détails sur la participation à distance.

Des formats accessibles et des soutiens à la communication sont offerts sur demande.

À moins d'avis contraire, les rapports nécessitant un examen par le Conseil municipal seront présentés au Conseil le 14 juin 2023 dans le rapport 10 du Comité de la planification et du logement.

La date limite pour s'inscrire par téléphone, en vue de prendre la parole devant le comité, de

soumettre des commentaires par écrit ou de faire une présentation visuelle, est le mardi 6 juin, à 16 h, et la date limite pour s'inscrire par courriel, en vue de prendre la parole devant le sous-comité, est le mercredi 7 juin, à 8 h 30.

2. Déclarations d'intérêt

3. Adoption des procès-verbaux

3.1 Procès-verbal 9 du CPL - le mercredi 17 mai 2023

4. Direction générale de la planification, de l'immobilier et du développement économique

4.1 Modification du Règlement de zonage – 1565, chemin Maple Grove

ACS2023-PRE-PS-0067 - Kanata-Sud (23)

**Recommandation(s) du rapport**

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1565, chemin Maple Grove, un bien-fonds illustré dans le document 1, afin de permettre la présence d'une école dans le Bell Sensplex, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

4.2 Modification au Règlement de zonage – 1546, rue Scott

ACS2023-PRE-PS-0072 - Kitchissippi (15)

**Recommandation(s) du rapport**

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1546, rue Scott, comme cela est illustré dans le document 1, de MC12[22] F(3.0) S99,100 (Zone de centre d'utilisations polyvalentes, sous-zone 12, exception 22, indice de surface de plancher 3,0, annexes 99 et 100) à MC12[xxxx] (Zone de centre d'utilisations polyvalentes, sous-zone 12, exception xxxx) pour permettre un immeuble polyvalent de 25 étages,

comme cela est décrit dans le document 2.

2. Que le Comité de la planification et du logement approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, lors de la réunion du conseil prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

#### 4.3 Modification du Règlement de zonage – 1244, place Kilborn

ACS2023-PRE-PS-0070 - Alta Vista (18)

##### Recommandation(s) du rapport

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage (no 2008-250) pour faire passer la désignation de zonage du 1244, place Kilborn, comme le montre le document 1, de zone I1A à zone GM[XXXX] H(15) afin d'autoriser la construction d'un immeuble polyvalent de faible hauteur, comme il est indiqué dans le document 2.
2. Que le Comité de la planification et du logement accepte que la section du présent rapport sur les détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux exigences d'explication aux termes de la *Loi sur l'aménagement du territoire* à la réunion du Conseil municipal du 14 juin 2023 », à condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

#### 4.4 Modification du Règlement de zonage – 788, chemin River et parcelle sans adresse

ACS2023-PRE-PS-0058 - Riverside-Sud-Findlay Creek (22)

##### Recommandation(s) du rapport

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage (no 2008-250) pour faire passer la désignation de zonage du 788, chemin River et d'une parcelle

sans adresse, comme le montre le document 1, de zones R1WW et DR à zones R3Z et O1 afin d'autoriser l'aménagement d'un lotissement comprenant 2 nouvelles routes et 54 habitations, comme il est indiqué dans le document 2.

2. Que le Comité de la planification et du logement accepte que la section du présent rapport sur les détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux exigences d'explication aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 juin 2023 », à condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

#### 4.5 Modification au Règlement de zonage – 1, boulevard Old Sunset

ACS2023-PRE-PS-0071 - Capitale (17)

##### Recommandation(s) du rapport

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1, boulevard Old Sunset, comme cela est illustré dans le document 1, de R1QQ (zone résidentielle de densité 1, sous-zone QQ) à R2P[xxxx] (zone résidentielle de densité 2, sous-zone P, exception xxxx) pour permettre une maison jumelée de trois étages avec des logements secondaires, comme cela est décrit dans le document 2.
2. Que le Comité de la planification et du logement approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, lors de la réunion du conseil prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## 5. Renvois

### 5.1 Modification du Règlement de zonage – 5618, chemin Hazeldean

**Recommandation(s) du rapport**

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 5618, chemin Hazeldean, un bien-fonds illustré dans le document 1, afin de permettre la réalisation de la première étape d'un lotissement résidentiel comprenant un îlot de gestion des eaux pluviales, 40 îlots d'habitations en rangée et 111 lots destinés à accueillir des habitations isolées, comme l'expose en détail le document 2.
2. Demander au personnel de présenter au Comité de la planification et du logement un rapport comprenant les détails du zonage pour l'îlot de 0,5 hectare à l'intersection de la rue Abbott Est et du futur prolongement de l'avenue Robert-Grant au moment de présenter une modification du Règlement de zonage pour l'étape 2. L'îlot sera utilisé à des fins commerciales et sera zoné en conséquence lors de l'étape 2. D'ici là, il conservera la désignation de « zone d'aménagement futur » (DR)
3. Que le Comité de la planification et du logement donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 7 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

6. Points à huis clos

7. Information distribuée auparavant

7.1 Nomination d'un membre suppléant au Comité de dérogation

ACS2023-OCC-CCS-0074

8. Avis de motions (pour examen lors d'une réunion subséquente)

9. Demandes de renseignements

10. Autres questions

11. Levée de la séance

Prochaine réunion

Le mercredi 21 juin 2023.



# Notices to the public and participants regarding committee proceedings

Updated: December 30, 2022

## Public notices

- Simultaneous interpretation in both official languages is available for any specific agenda item by contacting the committee coordinator at least 72 hours before the meeting date. For requests made within 72 hours of the Committee meeting, staff will endeavour to arrange simultaneous interpretation requests whenever possible.
- Accessible formats and communication supports are available, upon request to the committee coordinator or by completing the [Accessible Formats and Communication Supports Request Form](#). The City shall, upon request and in consultation with the person making the request, provide or arrange to provide accessible formats and communication supports for persons with disabilities. Accessible formats and communication supports shall be provided in a timely manner, taking into account the person's particular accessibility needs and at a cost that is no more than the regular cost charged to other persons, in accordance with the City's [Accessibility Policy](#) and its [Accessible Formats and Communication Supports Procedures](#).
- *In camera* items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A [Request for investigation of closed meeting form](#) may be obtained, without charge, online or in person from the Chair of the meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.
- Items listed on the agenda under Communications and Information Previously Distributed do not form part of the regular agenda and will not be discussed by

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the Committee unless added to the agenda pursuant to Subsection 89(3) of the [Procedure By-law](#).

- **Information submitted to the Committee, including the full name of the correspondent/speaker, will form part of the public record and will be publicly accessible.** Correspondence, including personal and contact information, is distributed to the Members of the Committee, offices of Members of Council and relevant City officials and staff. The City posts audio of committee meetings online, including any oral submissions. For more information, contact the committee coordinator at the coordinates listed on the agenda.

## Notices regarding minutes

- Underlining in the minutes indicates an amendment, approved by a committee, to recommendations or to a motion.
- Minutes are **draft** until confirmed by the Committee.

## Hybrid meeting participation details

Meetings are held through a hybrid format with the option to participate in person or electronically in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

Meetings in open session are open to the public and will in most cases be held at Ottawa City Hall (please refer to the agenda for the location of the meeting). Additionally, meetings will be hosted in [Zoom](#). Participants (such as Committee Members and registered speakers) may attend the meeting room, call a toll-free telephone number, or use Zoom software on a computer or mobile device.

## Members of Committee and Council and required City staff

The committee coordinator will send a Zoom link and password prior to the meeting to Members of Committee and Council, and staff who are required to participate.

## Other City staff, media and general public

Staff not participating in the meeting, the media and the general public must view the meeting on the [Ottawa City Council YouTube channel or on the City's agendas and minutes web portal \(eScribe\)](#). They may also attend the meeting in person in the public gallery.

In-room audience seating may have limited capacity and staff are asked to give priority to members of the media and public who wish to attend in person.

The City of Ottawa has implemented security measures to ensure a safe and secure environment for in-person Council and Committee meetings held in the City Hall Council Chambers – Andrew S. Haydon Hall. For more information visit [Ottawa.ca](https://ottawa.ca)

## **Submissions to Committee**

Members of the public may provide either written or oral submissions (or both) to Committee meetings.

After the submission deadlines have passed, members of the public may submit comments to the appropriate standing committee (if applicable) and/or submit written comments to Council.

Comments received **after the submission deadlines have passed** will be acknowledged by the committee coordinator and provided to all Members of Council as soon as possible prior to Council's final consideration of the item (the Council date is noted on the Committee agenda), but may not be provided to the Committee prior to its meeting.

## **Written comments**

Members of the public may submit written comments by email to the committee coordinator, or by calling the committee coordinator to have their comments transcribed.

**Both written and oral comments are given equal consideration by the Committee.**

**To ensure that written comments can be provided to the Committee prior to the meeting, the deadline for submitting written comments is 4:00 PM on the business day before the meeting** unless otherwise noted on the agenda.

## **Oral comments (public delegations)**

Members of the public may register, by calling or emailing the committee coordinator, to provide oral comments during the meeting. They must include their name, telephone number and email address (if available). Registration is required so that the committee coordinator may provide Zoom meeting information to the speaker.

Neither a computer, nor a video sharing device, is required to participate in the Zoom meeting. Participants may join the Zoom meeting by calling a toll-free number.

**Should you wish to speak for up to five minutes during the Committee meeting, you may register with the committee coordinator by phone prior to 4:00 PM on the business day before the meeting, or by email or in person no later than one hour prior to the start time set for the meeting, unless otherwise noted on the agenda.**

**Please note that screen-sharing will not be enabled for participants during this meeting. Those delegates who wish to provide a visual presentation (such as PowerPoint slides) are required to register to speak and provide those materials to the committee coordinator prior to 4:00 PM on the last business day prior to the meeting unless otherwise noted on the agenda.**

The committee coordinator who is moderating the meeting will share your presentation from his/her screen as you speak.

## **More information**

For more information, please visit the [Agendas, minutes and videos](#) page at [ottawa.ca/agendas](http://ottawa.ca/agendas).



## Avis à l'intention du public et des participants concernant les délibérations des comités

Mise à jour : Le 30 décembre 2022

### Avis publics

- L'interprétation simultanée est offerte dans les deux langues officielles pour toute question à l'ordre du jour; il suffit de communiquer avec le coordonnateur de comité au moins 72 heures avant la réunion. Pour les demandes soumises dans les 72 heures avant la réunion du Comité, le personnel s'efforcera de faire le nécessaire pour répondre aux demandes d'interprétation simultanée.
- Des formats accessibles et des aides à la communication sont offerts après avoir effectué une demande auprès du coordonnateur de comité ou en remplissant la [Demande de documentation de la Ville d'Ottawa en formats accessibles](#). La Ville doit, sur demande et en consultation avec la personne qui présente la demande, fournir ou prendre des dispositions pour fournir des formats accessibles et des aides à la communication pour les personnes en situation de handicap. Des formats accessibles et des aides à la communication doivent être fournis en temps opportun, en tenant compte des besoins d'accessibilité particuliers de la personne et à un coût qui n'est pas plus élevé que le coût ordinairement demandé aux autres personnes, conformément à la [Politique sur l'accessibilité](#) de la Ville d'Ottawa et ses [Procédures concernant les formats accessibles et les aides à la communication](#).
- Le public ne peut pas assister aux discussions ni aux séances sur les points à l'ordre du jour débattus à huis clos. Toute personne a le droit de demander une enquête indépendante sur la légitimité de régler certaines questions à huis clos. Il est possible de se procurer sans frais une [Demande d'enquête sur le bien-fondé d'une réunion à huis clos](#) en ligne ou en personne auprès du président de la réunion en question. Les demandes d'enquête restent

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confidentielles tant que l'enquêteur n'a pas présenté son rapport et n'entraînent aucuns frais pour le demandeur.

- Les points énumérés à l'ordre du jour sous « Communications » et « Information distribuée auparavant » ne font pas partie de l'ordre du jour ordinaire et ne seront donc pas traités par le Comité, à moins qu'ils ne soient ajoutés à l'ordre du jour en vertu du paragraphe 89(3) du [Règlement de procédure](#).
- **L'information envoyée au Comité, y compris le nom complet des correspondants/présentateurs, sera versée aux dossiers publics et sera accessible au public.** La correspondance, coordonnées et renseignements personnels compris, est transmise aux membres du Comité, aux bureaux des membres du Conseil et aux cadres et employés de la Ville concernés. La Ville publie en ligne la version audio des réunions de comités, y compris les observations verbales. Pour en savoir plus, communiquez avec le coordonnateur de comité dont les coordonnées sont indiquées dans l'ordre du jour.

## Avis relatifs aux procès-verbaux

- Le soulignement dans les procès-verbaux indique une modification, approuvée par un comité, de recommandations ou d'une motion.
- Les procès-verbaux sont **préliminaires** jusqu'à ce qu'ils soient approuvés par le Comité.

## Participation aux réunions hybrides – détails

Les réunions se déroulent en format hybride, en vue d'offrir la possibilité aux participants d'y assister en personne ou par voie électronique, conformément à l'article 238 de la *Loi de 2001 sur les municipalités*, telle que modifiée par la *Loi de 2020 visant à favoriser la reprise économique face à la COVID-19*.

Les réunions en séance publique sont ouvertes à tous et se tiennent généralement à l'hôtel de ville d'Ottawa (veuillez consulter l'ordre du jour pour connaître le lieu exact de la réunion). La réunion est également présentée sur [Zoom](#). Les participants (tels que les membres des comités et les intervenants inscrits) peuvent y assister en personne, en téléphonant à un numéro sans frais ou en utilisant le logiciel Zoom sur un ordinateur ou un appareil mobile.

## **Membres du Comité et du Conseil, et personnel municipal tenu de participer à la réunion**

Le coordonnateur de comité enverra un lien Zoom et un mot de passe avant la réunion aux membres du comité et aux membres du Conseil ainsi qu'au personnel municipal tenu de participer.

## **Autres employés municipaux, médias et public**

Les employés qui ne participent pas à la réunion, les médias et le public peuvent suivre la réunion sur la [chaîne YouTube du Conseil municipal d'Ottawa](#) ou dans le [portail Web des ordres du jour et des procès-verbaux de la Ville \(eScribe\)](#). La participation en personne est également possible dans la galerie des spectateurs.

Les places assises peuvent être limitées. Nous prions donc le personnel de bien vouloir donner la priorité aux membres des médias et du public qui souhaitent assister à la réunion.

Pour les participants en personne, veuillez noter que la Ville d'Ottawa a mis en place des mesures de sécurité pour assurer un environnement sûr et sécuritaire pour les réunions en personne tenues dans la salle du Conseil de l'hôtel de ville - Salle Andrew S. Haydon. Pour plus d'informations, visitez [Ottawa.ca](http://Ottawa.ca).

## **Commentaires présentés au Comité**

Le public peut formuler des commentaires par écrit ou de vive voix (ou les deux) lors des réunions du Comité.

Passé les échéances pour les soumissions, le public peut soumettre ses commentaires au comité permanent concerné (s'il y a lieu) ou au Conseil.

Les commentaires reçus **une fois les échéances passées pour les soumissions** seront traités par le coordonnateur du comité, puis transmis à tous les membres du Conseil dès que possible avant l'examen final du point par le Conseil (la date de la réunion du Conseil étant notée sur l'ordre du jour du comité), mais il se pourrait qu'ils ne soient pas communiqués au comité avant sa réunion.

## Commentaires écrits

Les commentaires peuvent être envoyés au coordonnateur de comité par courriel ou en communiquant avec lui par téléphone pour que ces commentaires soient transcrits. **Les commentaires écrits et oraux reçoivent la même attention du Comité.**

**Afin que les commentaires écrits puissent être communiqués au comité avant la réunion, l'échéance pour soumettre des commentaires par écrit est au plus tard à 16 h le jour ouvrable précédant la réunion**, sauf indication contraire dans l'ordre du jour.

## Commentaires oraux (intervenants du public)

Il est possible de s'inscrire auprès du coordonnateur de comité, par téléphone ou courriel, pour prendre la parole durant la réunion. Pour ce faire, l'intervenant doit fournir son nom, son numéro de téléphone et son adresse électronique (si possible).

L'inscription est requise pour recevoir les informations relatives à la réunion Zoom.

Il n'est pas obligatoire d'avoir un ordinateur ou un appareil de partage de vidéos pour participer à la réunion; il est possible de le faire en composant un numéro sans frais.

**Si vous souhaitez prendre la parole (maximum de cinq minutes) pendant la réunion du comité, vous devez vous inscrire auprès du coordonnateur du comité, par téléphone, avant 16 h le dernier jour ouvrable précédant la réunion, ou par courriel ou en personne, au plus tard une heure avant le début de la réunion**, sauf indication contraire dans l'ordre du jour.

**Veuillez prendre note que le partage d'écran ne sera pas autorisé pour les participants durant cette réunion. Les intervenants qui souhaitent faire une présentation visuelle (par exemple au moyen de PowerPoint) doivent s'inscrire pour prendre la parole et fournir cette présentation au coordonnateur du comité avant 16 h le dernier jour ouvrable précédant la réunion**, sauf indication contraire dans l'ordre du jour.

Le coordonnateur du comité, qui anime la réunion, partagera la présentation à partir de son écran lors de l'intervention.

## Pour en savoir plus

Pour obtenir de plus amples renseignements, veuillez consulter la page [Ordres du jour, procès-verbaux et vidéos](#).

**Subject: Zoning By-law Amendment – 1565 Maple Grove Road**

**File Number: ACS2023-PRE-PS-0067**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 25, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Samantha Gatchene, Planner I, Development Review West**

**613-580-2424, 25478, [samantha.gatchene@ottawa.ca](mailto:samantha.gatchene@ottawa.ca)**

**Ward: Kanata South (23)**

**Objet : Modification du Règlement de zonage – 1565, chemin Maple Grove**

**Dossier : ACS2023-PRE-PS-0067**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 25 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Samantha Gatchene, Urbaniste, Examen des demandes  
d'aménagement ouest**

**613-580-2424, 25478, [samantha.gatchene@ottawa.ca](mailto:samantha.gatchene@ottawa.ca)**

**Quartier : Kanata-Sud (23)**



## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1565 Maple Grove Road, as shown in Document 1, to permit a school within the existing Bell Sensplex building, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 14, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1565, chemin Maple Grove, un bien-fonds illustré dans le document 1, afin de permettre la présence d'une école dans le Bell Sensplex, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d'explication” aux termes de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

1565 Maple Grove Road

**Owner**

Ottawa Community Ice Partners

**Applicant**

Fotenn Consultants

**Description of site and surroundings**

The site is a 4.83 hectare property located at the northwest corner of Maple Grove Road and Silver Seven Road. The site is occupied by the Bell Sensplex, a two-storey, 16,722 square metre recreational and athletic facility. The site is also occupied by a surface parking lot which serves the Bell Sensplex. Vehicle access is provided by two accesses from Maple Grove Road and one access from Silver Seven Road.

Surrounding land uses include:

- To the north of the site are light industrial uses consisting of a security systems training business and an indoor rock-climbing gym.
- To the east of the site across Silver Seven Road is an office building and its associated surface parking lot.
- To the south of the site across Maple Grove Road is the Walter Baker Recreational complex, which includes community buildings, sports fields and walking paths.
- To the west of the site is the Carp River. Further west of the site is an automotive repair business and a stormwater management pond.

**Summary of proposed development**

The proposed development is for a 418 square metre, hockey-focused, private school within the existing Bell Sensplex building. The Bell Sensplex is a multi-ice pad hockey, soccer and recreational complex with other ancillary uses including a restaurant. The new private school would occupy the same space as previous hockey academy that operated under the name Peak Performance Academy. The proposed development would be entirely contained within the existing building. Vehicle parking and driveway access would be provided by the existing parking lot.

## **Summary of requested Zoning By-law amendment**

The property is currently zoned Light Industrial Zone, Subzone 5 Urban Exception 306 Height Limit 30 metres (IL5[306] H(30)) in the City of Ottawa Zoning By-law 2008-250. The Light Industrial Zone is intended to permit a range of low-impact, light industrial uses. Complementary uses such as recreational uses may also be permitted in certain areas.

Urban Exception 306 applies to multiple properties along Silver Seven Road and Palladium Drive. It permits a recreational and athletic facility as an additional permitted use and allows the existing parking lot of 1565 Maple Grove Road to encroach upon the minimum required corner side yard up to 8.8 metres. In order to preserve the existing zoning permissions granted by Urban Exception 306 to the property, while at the same time limiting the school use to the existing Bell Sensplex building, it is proposed that a new site-specific exception be created. The new site-specific exception would enable the Bell Sensplex to continue operating as it is today while adding school as a permitted use to enable the proposed private school.

The requested Zoning By-law amendment proposes to rezone the property to Light Industrial Zone, Subzone 5 with a site-specific exception and height limit of 30 metres (IL5[XXXX] H(30)) with provisions as follows:

- Continue recreational and athletic facility as a permitted use, allow for the existing parking lot to continue encroaching up to 8.8 metres into the required corner side yard, and permit school as an additional use within the existing Bell Sensplex building.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. No public comments were received during the application review process.

### **Official Plan designation(s)**

The subject lands are designated as Mixed Industrial in the Suburban Transect (Schedule A).

The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods.

Within the Mixed Industrial areas, the development is to be characterized by a broad mix of uses, including non-residential sensitive uses such as places of worship, indoor recreational uses and stand-alone licensed care centres.

## **Other applicable policies and guidelines**

### **Planning rationale**

The Official Plan directs schools to be co-located with compatible land uses for a more efficient use of land and the promotion of healthy, walkable 15-minute neighbourhoods (Policy 4.10.1.2). The proposed private school would be complementary to the Bell Sensplex as it would enable the hockey-focused school to use the athletic and recreational facilities located within the building. The Official Plan requires schools to be sited in a compact and land-efficient manner that prioritizes safe, sustainable and active transportation mobility choices (Policy 4.10.1). As a large recreational facility, the Bell Sensplex has existing design features that would ensure the safety of future students. This includes a dedicated internal pick-up/drop-off area and a surface parking area with capacity during school hours.

The Official Plan encourages Mixed Industrial areas to act as transition between neighbourhoods and industrial areas. Lands designated as Mixed Industrial are intended to accommodate a broader range of non-residential uses than industrial uses.

Policy 6.5.3(2) of the Official Plan allows for sensitive institutional uses, including private schools, to be considered in the Mixed Industrial designation through a site-specific Zoning By-law amendment if the following criteria are met:

- a) There are no adverse health impacts from adjacent uses and the sensitive institutional use does not impede an existing Mixed Industrial use's ability to operate via a Ministry of the Environment, Conservation and Parks permit. The assessment will be guided by the Ministry of the Environment, Conservation and Parks Land Use Compatibility Guidelines, as amended.
- b) There are no traffic impacts that would impede a Mixed Industrial use's operations;
- c) Is located within 600 metres of a residential zone; and
- d) Is located a minimum of 300 metres away from zones where heavy industrial land uses are permitted.

These criteria to permit a private school within the Mixed Industrial designation have been met. Staff are satisfied that the adjacent Mixed Industrial properties have not demonstrated the presence of adverse health impacts. The proposal would not impact

the operations of surrounding uses because it would be contained entirely within the existing building. No negative traffic impacts are anticipated as a result of the proposal, due to its limited size and operating hours. The site is located within 600 metres of residential zones to the east and southwest. Finally, the site is located more than 300 metres away from any zones where heavy industrial uses are permitted.

The proposed development conforms to the Official Plan as it is complementary to the existing Bell Sensplex location and facilities and compatible with surrounding uses.

In summary, the proposed Zoning By-law amendment meets the intent of the relevant policies and contains appropriate zone provisions to permit the proposed development. The proposed amendments are appropriate to support an institutional land use in a limited capacity within an existing building and represent good planning.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no rural implications for this report.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor has been made aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications to this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations in this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0015) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

## **CONCLUSION**

The proposed development introduces a school use in a manner which conforms with the Official Plan. The Zoning By-law Amendment is recommended for approval.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

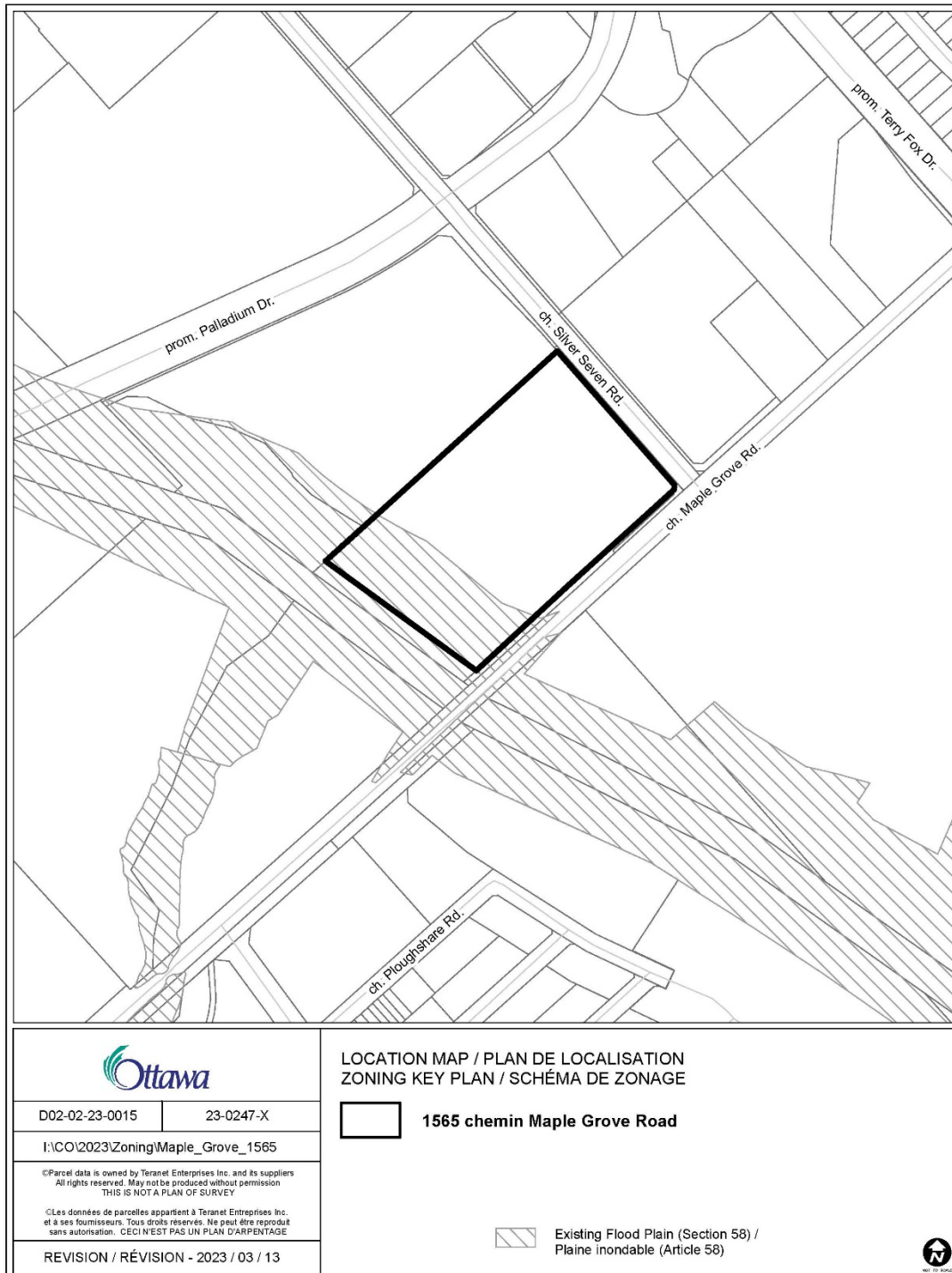
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)

The site is located at the northwest corner of Maple Grove Road and Silver Seven Road.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1565 Maple Grove Road:

1. Rezone 1565 Maple Grove Road as shown in Document 1
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, Applicable Zones, add the text “IL5[XXXX] H(30)”
  - b. In Column III, Additional Permitted Land Uses, add the text:
    - i. recreational and athletic facility
    - ii. school
  - c. In Column V, Provisions, add the text:
    - i. off-street parking may encroach up to 8.8 m into the minimum required corner side yard.
    - ii. A school is only permitted within a recreational and athletic facility existing as of March 9, 2023.



**Subject: Zoning By-law Amendment – 1546 Scott Street**

**File Number: ACS2023-PRE-PS-0072**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 25, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Jean-Charles Renaud, Planner, Development Review Central**

**613-580-2424, x27629, Jean-Charles.Renaud@ottawa.ca**

**Ward: Kitchissippi (15)**

**Objet : Modification au Règlement de zonage – 1546, rue Scott**

**Dossier : ACS2023-PRE-PS-0072**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 25 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne-ressource : Jean-Charles Renaud, Urbaniste, Examen des demandes  
d'aménagement centrale**

**613-580-2424, x27629, Jean-Charles.Renaud@ottawa.ca**

**Quartier : Kitchissippi (15)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1546 Scott Street, as shown in Document 1, from MC12[22] F(3.0) S99,100 (Mixed-Use Centre Zone, Subzone 12, Exception 22, Floor Space Index 3.0, Schedules 99 and 100) to MC12[xxxx] (Mixed-Use Centre Zone, Subzone 12, Exception xxxx) to permit a 25-storey mixed-use building, as detailed in Document 2.
2. That Planning and Housing approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1546, rue Scott, comme cela est illustré dans le document 1, de MC12[22] F(3.0) S99,100 (Zone de centre d'utilisations polyvalentes, sous-zone 12, exception 22, indice de surface de plancher 3,0, annexes 99 et 100) à MC12[xxxx] (Zone de centre d'utilisations polyvalentes, sous-zone 12, exception xxxx) pour permettre un immeuble polyvalent de 25 étages, comme cela est décrit dans le document 2.
2. Que le Comité de la planification et du logement approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, lors de la réunion du conseil prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

1546 Scott Street

### Owner

Reid's Heritage Properties (Under Agreement of Purchase and Sale)

### Applicant

IBI Group Professional Services (Canada) Inc. (Tess Gilchrist)

### Architect

Tregebov Cogan Architecture

### Description of site and surroundings

The subject site is located on the south side of Scott Street, between Parkdale Avenue and Holland Avenue. The irregular shaped parcel has a lot area of 2,523 square metres with 31.64 metres frontage along Scott Street and a lot depth of approximately 70 metres. The site is currently occupied by a one-storey commercial building operating as The Beer Store and associated surface parking and loading facilities.

To the immediate north of the subject site is Tunney's Pasture and the Tunney's Pasture O-Train Station. Further to the north and northeast is Mechanicsville, a primarily residential neighbourhood, as well as the Ottawa River. To the east is the Hintonburg neighbourhood, which is characterized by a mix of low-, mid- and high-rise residential, with commercial and institutional uses along Scott Street. To the south is Wellington Village, which is characterized by low- and mid-rise residential as well as commercial uses and Highway 417. To the west is Holland Cross which includes mid-rise buildings with various commercial and retail uses, as well as Wellington Village which is characterized by low-rise residential.

### Summary of proposed development

The Zoning By-law Amendment seeks to accommodate the redevelopment of the site to construct a 25-storey mixed-use building containing 228 dwelling units (132 one-bedroom units, 90 two-bedroom units and six three-bedroom units) as well as a 205

square metre commercial unit on the ground floor. The site's main vehicular access is through Scott Street but can also be accessed via Bullman Street. The main drive aisle leads to five surface parking spaces on the side of the building and to the loading area and underground garage access ramp at the rear. The underground parking garage is built on four levels and contains 143 additional parking spaces. The drive aisle also provides access to adjacent loading facilities on the abutting property south of the subject site. A total of 230 bicycle parking spaces will be provided externally and within the first floor and parking garage. A garbage room is proposed internally at the rear of the building next to the loading area. The proposal also includes a mid-block pedestrian connection from Scott Street to Bullman Street.

A Site Plan Control Application for this proposal is currently under review by Planning Staff.

### **Summary of requested Zoning By-law amendment**

The applicant seeks to rezone the subject site from MC12[22] F(3.0) S99,100 (Mixed-Use Centre Zone, Subzone 12, Exception 22, Floor Space Index 3.0, Schedules 99 and 100) to MC12[xxxx] (Mixed-Use Centre Zone, Subzone 12, Exception xxxx). In addition to the removal of the floor space index requirement and the removal of references to zoning schedules, the site-specific exception would include provisions similar to the following:

- A reduced minimum front yard setback of 2.4 metres for a portion of the ground floor, whereas 6 metres is required.
- A reduced minimum interior side yard setback of 1.8 metres for a portion of the podium on the east side and 0.0 metres for a portion of the ground floor on the west side, whereas 6.0 metres is required
- A reduced minimum rear yard setback of 1.2 metres for a portion of the underground garage ramp structure, whereas 6.0 metres is required
- An increased maximum building height of 89 metres (149 metres above sea level, 25 storeys), whereas 98.35 metres above sea level and 72.35 metres above sea level are permitted.
- A limited floor plate area of 750 square metres for the tower portion of the building.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Comments were received from 10 residents, who expressed concerns related to urban design, built form, density and traffic.

A public information session was held by the Councillor's office on January 7, 2020. Approximately 20 residents were in attendance, as well as Planning Staff.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation(s)**

The property is located within the Inner Urban Transect Policy Area on Schedule A of the Official Plan, which is an area that anticipates the enhancement or establishment of urban patterns of built forms, site design and mix of uses, while prioritizing walking, cycling and transit.

The property is located along Scott Street, which is designated as a Mainstreet Corridor on Schedule B2 of the Official Plan. Corridors apply to lands abutting specified streets whose planned function includes a higher density of development than abutting neighbourhoods. The property is also located within a Hub Designation on Schedule B2 of the Official Plan. Hubs are areas centred on planned or existing rapid transit stations whose planned function is to concentrate a diversity of uses at higher densities. In addition, the area is affected by the Evolving Overlay which is meant to signal a gradual evolution over time that will see a change in character to allow new built forms and more diverse functions of land.

The property is located within the Tunney's Protected Major Transit Station Area (PMTSA) on Schedule C1 of the Official Plan.

### **Other applicable policies and guidelines**

The property is located within the Scott Street Secondary Plan and is designated as a Hub on Schedule A. The Hub designation represents an opportunity for intensification to support the Tunney's Pasture O-Train Station and create a distinct place with more commercial amenities to serve the broader community. The property is also located within an area allowing heights up to 25 storeys on Schedule B

The proposal is subject to the Urban Design Guidelines for High-Rise Buildings, which are intended to be used during the review of development proposals to promote and achieve appropriate high-rise development.

## **Heritage**

The property is not located within a Heritage Conservation District, nor is it affected by the Zoning By-law's Heritage Overlay. The existing dwelling and lands are not designated under the *Ontario Heritage Act*.

## **Urban Design Review Panel**

The property is within a Design Priority Area and the Zoning By-law Amendment application and Site Plan Control application were subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public.

The formal review meeting for the Zoning By-Law Amendment application was held on January 7, 2022. The formal review meeting for the Site Plan Control application was held on November 4, 2022.

The panel's recommendations from the formal review of the Site Plan Control application are included under Document 4.

The panel was successful in aiding in the removal of some of the at-grade parking, the creation of a pedestrian route through the site and the refining of the pavilion design.

## **Planning rationale**

### **Official Plan**

The site in question is located within the Inner Urban Transect Policy Area on Schedule A of the Official Plan. The Policy Area anticipates the enhancement or establishment of urban patterns of built forms, site design and mix of uses, while prioritizing walking, cycling and transit. The Inner Urban Transect is generally planned for mid- to high-density development, up to 40 storeys in some areas, subject to proximity and access to rapid transit. Limits on heights and massing can be imposed based on the underlying functional designation or urban design policies. The Inner Urban Transect is intended to continue to develop as a mixed-use environment where development can provide residents with a full range of services within a walking distance from home, in order to support the growth of the 15-minute neighbourhood. The proposed 25-storey mixed-use building aligns itself with these policies and looks to the Secondary Plan in terms of height direction, as discussed further in this section.

Having frontage on Scott Street, the property benefits from a Mainstreet Corridor Designation under Schedule B2 of the Official Plan. Corridor designations apply to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit services than abutting Neighbourhoods. Development along Corridors is encouraged to establish buildings that locate the maximum permitted heights and highest densities close to the corridor, while ensuring appropriate transitions in height, design and character. The Official Plan recognizes Mainstreet Corridors as having a different context from their immediate surroundings. A proposed mixed-use building having a 750 square metre tower floor plate and within close walking distance of a rapid transit station aligns itself with these policies. Tunney's pasture O-Train Station is within 175 metres walking distance of the subject site.

The property in question also benefits from policies related to the Hub Designation under Schedule B2 of the Official Plan. Hubs are areas centred on planned or existing rapid transit stations whose planned function is to concentrate a diversity of uses at higher densities. In addition, the area is affected by the Evolving Overlay which is meant to signal a gradual evolution over time that will see a change in character to allow new built forms and more diverse functions of land. Hubs are found throughout the City and generally share the same boundaries as Protected Major Transit Station Areas (PMTSA), which are a tool implemented by the Province with the intent to establish minimum intensification requirements. The property is located within the Tunney's PMTSA on Schedule C1 of the Official Plan and is included on Table 3a with a minimum residential density requirement of 250 dwellings per net hectare and 250 people and jobs per gross hectare. The proposed 25-storey mixed-use development will contribute to these policy objectives.

Section 4.6 sets out Urban Design guidance with the intent of achieving design excellence and innovation, while also being sensitive to the integration of new developments within existing neighbourhoods. These policies seek to minimize impacts on neighbouring properties and on the public realm. High-rise buildings are intended to be designed to respond to the context and transect area policies, and be designed to have a well designed base, middle and top. Floor plate size should generally be limited to 750 square metres for residential buildings and space at grade should be provided for soft landscaping and trees. The proposal incorporates high quality urban architecture to make up a clearly defined point tower on top of a strong podium. While a front yard setback reduction is requested for a portion of the one-storey commercial element at grade, the remainder of the three-storey podium is positioned such that it will appropriately frame the Scott Street façade while allowing ample room for an urban-appropriate mix of soft and hard landscaping. The 750 square metre floor plate will help

limit the tower's massing impacts and shadow impacts on its surroundings, which is also in line with the Urban Design Guidelines for High-Rise Buildings.

### Secondary Plan

The property is located within the Scott Street Secondary Plan, which is a Council approved document intended to guide the development of the Scott Street area by directing greater intensification to certain areas while maintaining the low-rise character in other areas. The property is designated as a Hub on Schedule A of the Secondary Plan, which is a designation that represents an opportunity for intensification to support the Tunney's Pasture O-Train Station and create a distinct place with more commercial amenities to serve the broader community. The Hub designation permits a concentration of high-rise buildings, and therefore assigns much importance to the provision of adequate pedestrian and cycling facilities within and through the Hub. While the Secondary Plan strives to provide minimum building setbacks of generally 3 metres from the protected right of way, it does so in order to ensure that the proposed setbacks can accommodate adequate sidewalks and streetscaping along the frontage of the street. The Secondary Plan further states that development on lots west of Parkdale Avenue can provide minimum building setbacks of generally 1.0 metre. The Secondary Plan also identifies the need for the establishment of a pedestrian connection from Bullman Street to Scott Street on the neighbouring property to the east. While this is not a requirement for this proposal, the applicant has agreed to incorporate this pedestrian connection on a temporary basis until such time as the property to the east is redeveloped.

The property is also located within an area allowing heights up to 25 storeys on Schedule B of the Secondary Plan. While the proposed height is permitted under the Secondary Plan, the plan also includes criteria that strive to achieve appropriate placement and transition of these high-rise towers. In addition to the desired "podium and tower" design, the Secondary Plan seeks to achieve an 11.5 metre tower setback from rear and interior lot lines. Where this setback cannot be achieved, towers are to be staggered and have a separation distance of 23 metres for residential towers. The proposed tower is setback 8.9 metres and 10.4 metres from the westerly and easterly property lines, respectively. While there are no high-rise towers on either of those sides, a tower is being proposed on a property to the south, but would be located at a distance of over 30 metres from this tower. Furthermore, the tower location and its 750 square metre floor plate is consistent with the Urban Design Guidelines for High-Rise Buildings.



## Zoning By-law

As detailed in Document 2, the proposed Zoning By-law Amendment has the effect of rezoning the site to include site specific provisions. The following summarizes the site-specific zoning provisions and planning rationale:

- The proposal seeks to reduce the minimum front yard setback to 2.4 metres for a portion of the ground floor, whereas 6.0 metres is required. While the three-storey podium will properly frame Scott Street at a setback of over 8.0 metres, which is consistent with other buildings along the street, relief is required for the commercial component. This one-storey element occupies roughly one third of the façade and will help animate the street. This is consistent with the Secondary Plan and staff have no concerns with this relief.
- The proposal seeks a reduced minimum interior side yard setback of 1.8 metres for a portion of the podium on the east side where the irregular shape of the lot creates a pinch point for a distance of approximately 8.0 metres. The proposal also seeks a reduced interior side yard of 0.0 metres for a portion of the ground floor on the west side. In both case the by-law requires a 6.0 metre setback, but the neighbouring context, which includes a one-storey building element at 0.0 metre setback on the west side and a parking area on the east side, results in a relief that will not cause undue negative effect on the surrounding context.
- The proposal seeks a reduced minimum rear yard setback of 1.2 metres for a portion of the one storey underground garage ramp structure, whereas 6.0 metres is required. The podium is otherwise located at 11.6 metres from the property line and staff have no concerns with this relief.
- The proposal seeks an increased maximum building height of 89 metres (149 metres above sea level, 25 storeys), whereas 98.35 metres above sea level and 72.35 metres above sea level are permitted. The requested relief is consistent with the Secondary Plan policies and staff have no concerns with this relief.
- Although not required as a relief to the Zoning By-law, the applicant has agreed to include a site-specific provision which would limit the floor plate area to a maximum of 750 square metres for the tower portion of the building. For the purpose of this provision, the tower is everything above the fourth storey. This is consistent with City policies and will ensure that the proposed building remains sensitive to, and compatible with, the surrounding context throughout the Site Plan Control process.

## **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

## **RURAL IMPLICATIONS**

There are no Rural Implications associated with this report.

## **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application related to this report.

## **ADVISORY COMMITTEE(S) COMMENTS**

N/A

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

## **ASSET MANAGEMENT IMPLICATIONS**

The proponent is extending and connecting a watermain to provide adequate service otherwise there are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. Staff have no concerns about accessibility.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0148) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to delays between submissions.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 UDRP Recommendations

Document 5 Proposed Site Plan

Document 6 Proposal Renderings

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department supports the application and proposed Zoning By-law Amendment. The proposal is consistent with the Official Plan policies in the Inner Urban Transect Policy Area, as well as those related to Mainstreet Corridors and Hubs. The proposal is also consistent with the Scott Street Secondary Plan policies in the Hub designation and respects the height limits within. The proposed Zoning By-law amendment is appropriate for the site and maintains policy objectives related to Corridors, Hubs and Urban Design. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law amendment.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

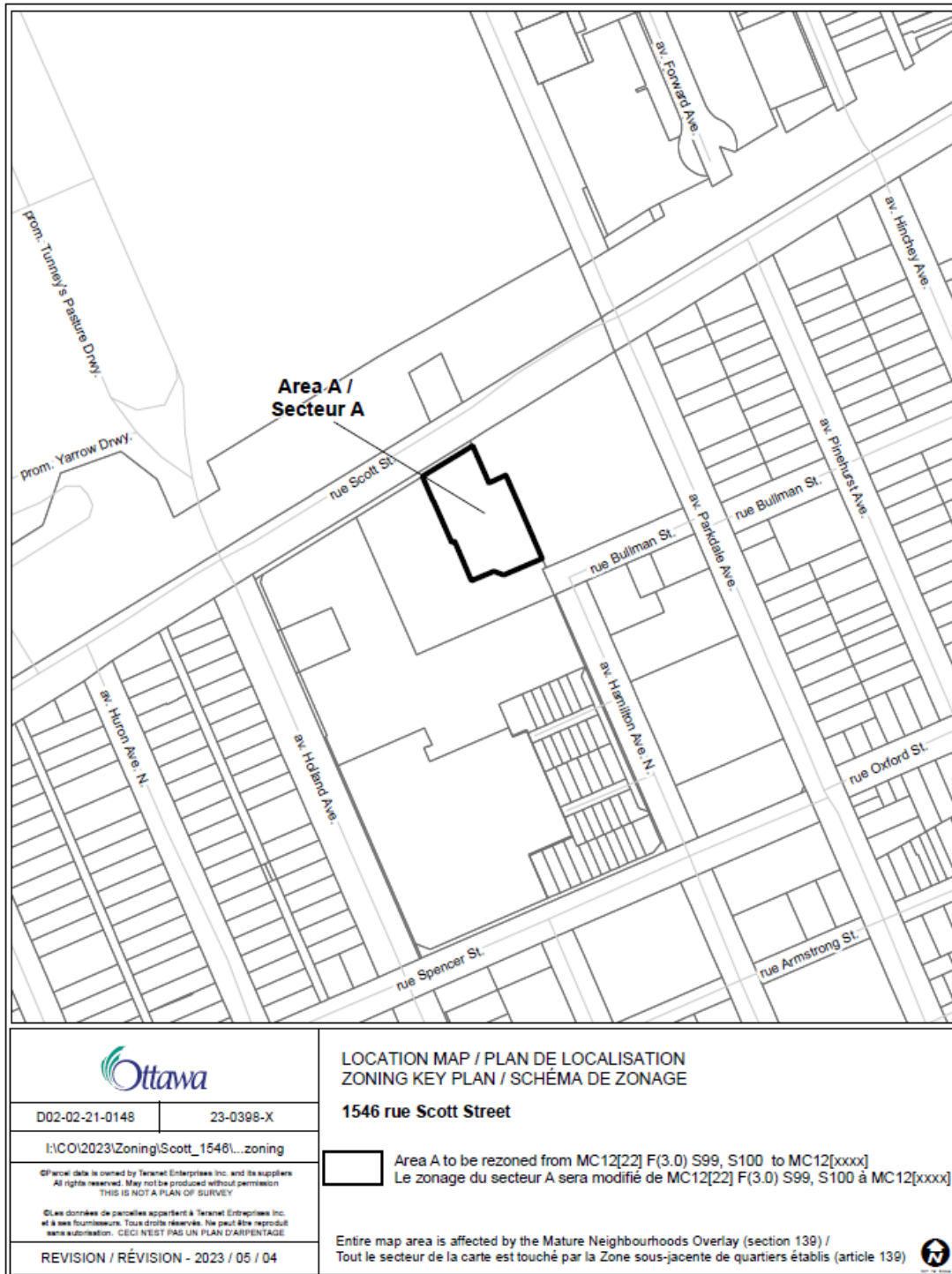
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)



Zoning Key Map showing the location of the subject property as well as the proposed zoning.

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1546 Scott Street:

Add a new exception with provisions similar in effect with the following:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxx to Section 239 Urban – Exceptions with provisions similar in effect to the following:
  - a. In Column I, Exception Number, add the text “[xxxx]”
  - b. In Column II, Applicable Zones, add the text “MC12[xxxx]”
  - c. In Column V, Provisions, add the text:
    - i. Minimum Front Yard Setback for a one-storey portion of the building: 2.4 metres
    - ii. Minimum Interior Side Yard Setback for the podium on the east side: 1.8 metres
    - iii. Minimum Interior Side Yard Setback for a one-storey portion of the building on the west side: 0 metre
    - iv. Minimum Rear Yard Setback for a one-storey portion of the building: 1.2 metres
    - v. Maximum Building Height: 89 metres (25 storeys)
    - vi. The tower portion of a building, which includes any portion above the fourth floor, must not have a floor plate larger than 750 square metres.
    - vii. Schedules 99 and 100 do not apply.

### **Document 3 – Consultation Details**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A public information system was held on January 7, 2020. Approximately 20 residents were in attendance.

Public Comments and Responses:

#### General

- There is a lack of affordable housing units and family-sized units.

Staff Response: Since the initial submission the applicant has made revisions to the unit split within the proposed development. The number of one-bedroom units has been reduced in order to make place for six three-bedroom units.

#### Urban Design and Built Form

- 6 metre setbacks should be maintained all around the building and should not be reduced. This will have a negative impact on the site's ability to provide greenspace and trees. This is contrary to the City's Climate Resilience advice.
- The proposed height is too high. The current maximum height is already quite high and should be maintained as the absolute maximum height. Such an increase in height will have negative impacts related to shadowing and wind.
- The proposed building will be a visual eyesore for the residential community and would have a dehumanizing impact on the urban landscape.
- The tower appears to be close to proposed towers on neighbouring sites.

Staff Response: The requested setback reduction is only necessary for certain portions of the proposed building, at grade. Other portions of the building, such as most of the front yard setback, is in fact more generous than the by-law requirements. Quality urban-appropriate landscaping treatments are proposed wherever possible, including 13 trees, 178 shrubs and an abundance of perennials and grasses.

At 25 storeys, the proposed height reflects the permitted height within the Council-approved Secondary Plan. The provided shadow study does show a slight increase in shadows, which is more prevalent in the winter months, but the small size of

the tower floorplate makes the shadow surface smaller than it could otherwise be on a larger tower. A pedestrian wind study has been submitted and reviewed by staff. Any recommendation from the study will be incorporated within the final design during the Site Plan Control stage. The tower separation meets the by-law requirements and generally aligns itself with the Urban Design Guidelines for High-rise Buildings.

#### Density

- The proposed density increase is too much, even considering that the site is in proximity to a rapid transit station.

Staff Response: The density is achieved at a height that is consistent with the Secondary Plan, and on a tower floorplate that is consistent with the Urban Design Guidelines for High-rise Buildings.

#### Traffic/Parking

- Even though bike parking is included in the design, many people will still have cars. Parkdale is often completely jammed as it is and this won't help.
- There needs to be sufficient bike storage for residents in order to support a car-free lifestyle that comes with living near transit stations.
- There should be a reduction in the number of vehicular parking spaces on site.

Staff Response: A Transportation Impact Analysis was submitted and was reviewed and approved by Staff. Since the initial submission, the applicant has made revisions to the number of bicycle parking spaces being provided from 120 spaces to 230. The total number of vehicular parking spaces has also be reduced from 176 spaces to 148.

## Document 4 – UDRP Recommendations

### Summary

- The Panel thanked the proponent for the presentation. The changes made, including removing the at-grade parking, creating a pedestrian route through the site, and refining the pavilion design are appreciated. The concept of a tower with a central volume with balconies pulling out from the building mass is appreciated.
- The Panel believes the building mass should continue to be studied within the evolving neighbourhood context to consider how future developments on adjacent parcels will integrate with the height and mass of this proposal to inform the public realm and streetscape design.
- The Panel would like to see a consolidated block plan, including a landscape plan to better understand the pedestrian connection's relationship to the adjacent property.

### Architectural Expression

- The Panel reiterates its previous comment regarding simplifying the two-storey repeating pattern on the tower. The proponent should consider how the tower design, with a strong and heavy central element is complemented by the coloration and architectural treatment of the east and west tower facades, where the changes in plane are emphasized and the façade pattern treatment more subtly articulated.
- The window treatment on the east and west tower façades appears to recess, as opposed to previous iterations where it was flush with the adjacent material which was lighter and maintained an emphasis on the central element. There is an opportunity to strengthen and quiet down the east and west facades by simplifying the shifting glass and panel pattern.
- The Panel appreciates the changes to the mass of the podium as it successfully relates to the scale of the street and creates a simpler more unified base, but the Panel notes the architectural treatment of the podium appears to not be in sync with the rest of the building. The proponent should look at cues from the central tower volume where architectural treatment is in unison with the other building elements. The vertical columns of the podium were specifically noted not being in unison.



- The square window treatment was also noted to not be in harmony with the language of the tower. Tying the vertical stone of the tower through the podium would help to harmonize the two.
- The Panel notes the podium has elements echoing the buildings at Tunney's Pasture, mainly the arcade treatment at the base, which is reminiscent of the 70s, but the Panel questions its success and recommends the proponent reconsiders it.

### **Public Realm**

- The Panel appreciates the proposed walkway and the consideration given to the future development on the adjacent property; however, the walkway is tucked behind the stairs making it difficult for pedestrians to navigate and know where to cross, which could result in pedestrians using the driveway to connect through the block. The Panel recommends moving the crossing further north for better visibility.
- The site plan indicates that the access to the garbage and loading area is through the pedestrian crossing; the proponent should consider a different treatment for the crossing and have it lit to ensure the walkway is safe for pedestrians.
- The Panel questions the location of the exterior stairs as there are some safety concerns; the proponent should consider its location and treatment through a CPTED lens and relocate the transformer.
- The Panel recommends the proponent consider a high-quality pedestrian paving treatment across the front of the property, through both the plaza and driveway to unify and strengthen the public realm.

### **Sustainability**

- The proponent should consider increasing sustainability on site by adding geothermal energy, terraces on the west side, green roofs, or white roofs, minimizing dark materials and increasing greenery to improve residents' quality of life.



**Document 6 – Proposal Renderings**

**Subject: Zoning By-law Amendment – 1244 Kilborn Place**

**File Number: ACS2023-PRE-PS-0070**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 3, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Kelby Lodoen Unseth, Planner II, Development Review South**

**613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca**

**Ward: Alta Vista (18)**

**Objet : Modification du Règlement de zonage – 1244, place Kilborn**

**Dossier : ACS2023-PRE-PS-0070**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 3 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne-ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes  
d'aménagement sud**

**613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca**

**Quartier : Alta Vista (18)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1244 Kilborn Place, as shown in Document 1, from I1A zone to GM[XXXX] H(15) zone, to permit a low-rise mixed-use building, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 14, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du *Règlement de zonage* (n° 2008-250) pour faire passer la désignation de zonage du 1244, place Kilborn, comme le montre le document 1, de zone I1A à zone GM[XXXX] H(15) afin d’autoriser la construction d’un immeuble polyvalent de faible hauteur, comme il est indiqué dans le document 2.
2. Que le Comité de la planification et du logement accepte que la section du présent rapport sur les détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux exigences d’explication aux termes de la *Loi sur l’aménagement du territoire* à la réunion du Conseil municipal du 14 juin 2023 », à condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

1244 Kilborn Place

**Owner**

Roman Catholic Episcopal Corporation of Ottawa

**Applicant**

Fotenn Consultants Inc.

**Description of site and surroundings**

The site is located on the southwest corner of Kilborn Place and Lamira Street, east of Bank Street and north of Rooney's Lane. The site is currently occupied by the St. Thomas d'Aquin Catholic Church, however the church building is no longer being used as a place of worship.

Much of the surrounding area is occupied by low-rise residential development, with the former Diocesan Centre for the Archdiocese across Kilborn Place to the north, and commercial businesses to the south. The site is within 600 metres of the Billings Bridge rapid transit station, and mid- to high-rise buildings have been developed along Bank Street.

**Summary of proposed development**

The proposed zoning by-law amendment has been submitted to rezone the subject property from I1A (Minor Institutional Zone) to GM (General Mixed Use) to allow for a low-rise mixed-use redevelopment of the site. Conceptual plans for the site (Document 4) envision a low-rise building along Lamira Street with park space and outdoor amenity space along the western property boundary, and primarily underground parking.

Consideration for uses include office and administrative space for the Archdiocese, residence for retired priests, market residential apartments, as well as potential at-grade retail. The mix of uses and amount of floor area dedicated to each use has not been confirmed at this time.

**Summary of requested Zoning By-law amendment**

The proposal is to amend the zoning of the site from Minor Institutional, Subzone A (I1A) to General Mixed Use, Urban Exception XXXX, Height 15 metres (GM[XXXX] H(15)) to facilitate the development of a low-rise mixed-use building which may include residential, office, and retail uses. The proposed exception zone [XXXX] will provide

restrictions on site to ensure compatibility with the surrounding neighbourhood, including:

- Uses in the GM zone to be prohibited include nightclub and drive-through facility.
- Park is to be added as a permitted use to facilitate the conveyance of parkland through the Site Plan Control application process.
- The maximum height on site of 15 metre is to be retained from the I1A zone.

## **DISCUSSION**

### **Public consultation**

Public consultation for this application was conducted in accordance with the procedure of Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and one sign was installed on the property.

A public information session was held on January 23, 2023, electronically over Zoom with 25 people in attendance. The applicant, City staff, and Ward Councillor were in attendance to discuss the proposal and application process with those in attendance. Comments and concerns are summarized in Document 3 of the report and include:

- Accessing the site from Kilborn Place will increase traffic on Kilborn Place.
- The height of the building should not exceed what is being proposed in the concept.
- The separate distance between the building and the western property boundary should not be reduced from the concept.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation(s)**

Within the City of Ottawa Official Plan (OP), the site is identified on Schedule B2 – Inner Urban Transect as Evolving Neighbourhood. As well, on Schedule B2, Kilborn Place is identified as a Minor Corridor. Lamira Street, which runs along the eastern side of the property is identified as an existing collector road on Schedule C4 – Urban Road Network.

### **Other applicable policies and guidelines**

The Alta Visa / Faircrest / Riverview Park Secondary Plan applies to this site, which directs development to be consistent with that of the existing neighbourhood through

policies such as low-rise development and retention of parks. The subject site is designated as Neighbourhood, which may permit additional density and building types that complement the scale and form of the surrounding community.

### **Planning rationale**

The Official Plan (OP) under Schedule B2 identifies this site as Evolving Neighbourhood Overlay, which is applied to areas that are near Hubs and Corridors. This overlay signals a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and a more diverse function of land.

The designation of Kilborn Place as a Minor Corridor is intended to help facilitate a mix of uses which support residential uses and support the development of 15-minute neighbourhoods. This may include mixed-use buildings with limited commercial uses which are meant to mainly serve local markets. The site also supports multiple mobility options with pedestrian connections, multiple bus routes on Bank Street approximately 100 meters from the site, and within 600 metres of the Billings Bridge BRT station. The intent of rezoning the lands from I1A to GM allows for the development of a mix of uses including residential, office, and retail. The I1A and GM zones are consistent with similar front yard and corner side yard setbacks. The GM zone requires a larger rear yard setback of 7.5 metres, whereas the I1A zone has a shorter rear yard setback of 4.5 metres. The maximum height permitted in the I1A zone is 15 metres versus 18 metres in the GM zone, and the maximum height of the 15 metres is to be retained.

While Kilborn Place is defined as a Minor Corridor, Lamira Street running along the eastern boundary of the site is defined as a Collector in Schedule C4. The concept for the site identifies Lamira Street as the vehicular access point for the site instead of Kilborn Place. A Transportation Impact Assessment was submitted in support of the zoning amendment. The development is not anticipated to be a major generator of vehicle trips to and from the site with 18 peak hour volumes in the morning and 26 peak hour volumes in the afternoon. Alternative transportation methods are also anticipated with 25 and 35 new transit trips anticipated during the morning and afternoon peak hour periods, and the site is located less than 600-metre walk to the Billings Bridge BRT station.

Engineering considerations include adequate supply of water, capacity of sanitary sewers, as well as appropriate stormwater retention systems for rainfall events. The reports submitted are sufficient to support the zoning amendment and further review will be required through a site plan control application.



On the property is the St. Thomas d'Aquin Catholic Church, however the church building is no longer being used as a place of worship. Redevelopment of the site may include the demolition of the existing church on the site. There are no heritage designations related to this property.

The floor space allocation for various uses has not been confirmed; the mix of uses, landscaping, and park land dedication will be detailed through a future site plan control application.

The change in zoning to permit a low-rise mixed-use development is compatible with the surrounding community in terms of land use and built form and is considered acceptable for the Evolving Neighbourhood designation.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no direct implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

The Zoning By-law amendment proposal relates to a new building that will be

constructed in accordance with the Ontario Building Code; accessibility will be reviewed and achieved through the future site plan control process.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-22-0036) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the development.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Consultation Details

Document 4 Concept Site Plan

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department recommend approval of the application to rezone the lands shown as Area A in Document 1 from I1A to GM[XXXX] H(15) to allow the development of a low-rise mixed-use development. The application is consistent with the Provincial Policy Statement, Official Plan, and Alta Vista / Faircrest Heights / Riverview Park Secondary Plan.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

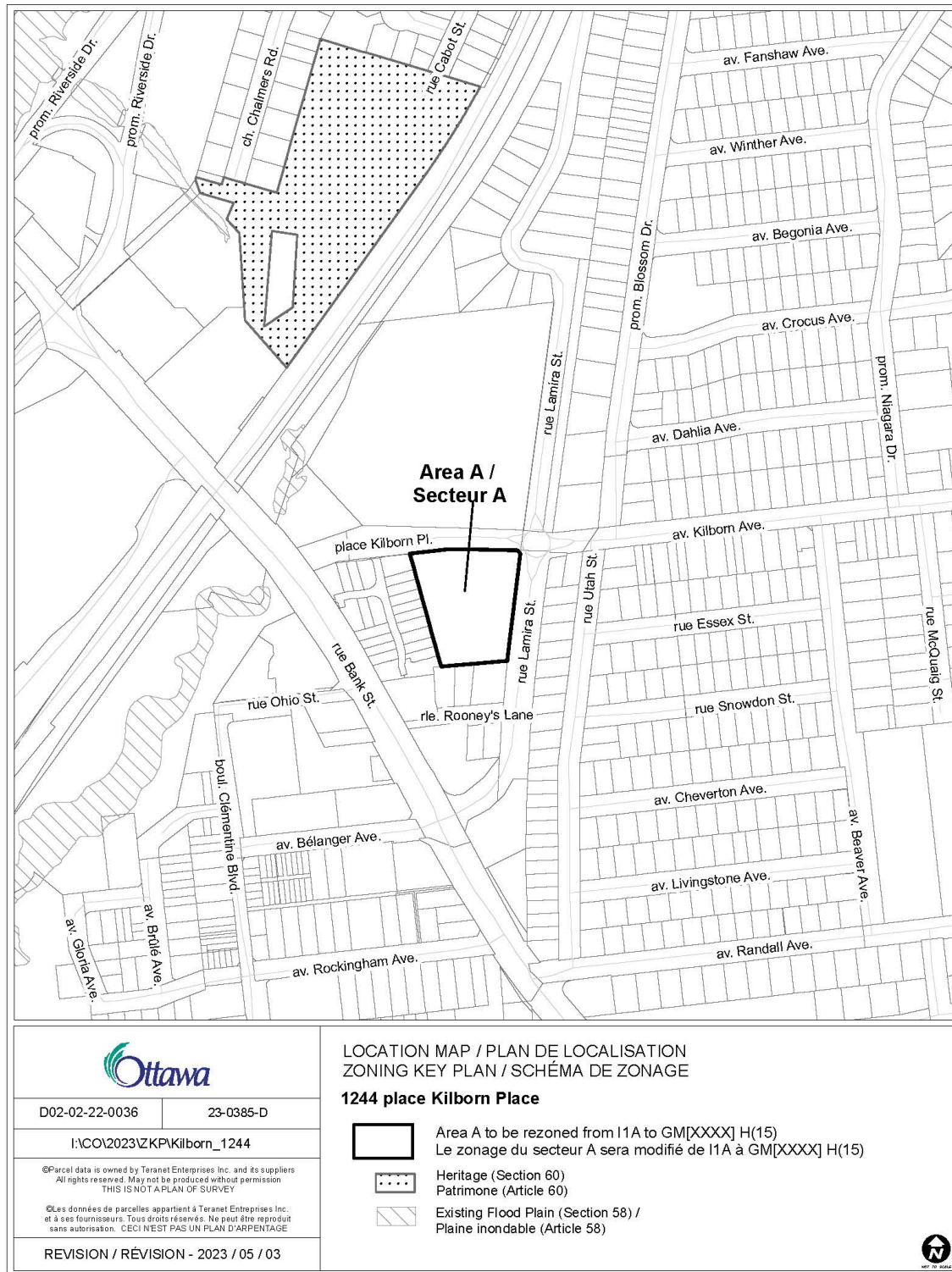
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoOttawa.com)



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1244 Kilborn Place:

1. Rezone the lands as shown in Document 1.
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, add the text “[XXXX]”
  - b) In Column II, add the text “GM[XXXX] H(15)”
  - c) In Column III, add the text,
    - Park
  - d) In Column IV, add the text:
    - Nightclub
    - Drive-through facility

### **Document 3 – Consultation Details**

#### **Notification and Consultation Process**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting was held electronically over Zoom on January 31, 2023.

#### **Public Comments and Responses**

##### **Comment:**

How will traffic flow onto and off the property, and how many entrances will there be? Where is the parking for the building located and how many parking spaces will there be? An increase in traffic on Kilborn Place is a concern.

##### **Response:**

The concept identifies a single vehicular access point which is shown near the southern property boundary onto/from Lamira Street. This will provide access to the at grade visitor parking lot and below grade parking garage. The number of parking spaces will be determined when the uses inside the building are confirmed. There are different calculations for different uses, such as, residential, office, commercial.

##### **Comment:**

How will the City ensure that the height of the building does not change between zoning approval and Site Plan Control application submission?

##### **Response:**

The applicant is agreeable to include a height maximum of 15 metres in the zoning to ensure the development remains low-rise.

##### **Comment:**

What is the “parkette” as labelled on the concept site plan?

##### **Response:**

The label parkette refers to the size of the park block, which is a park between 0.4 and 1.2 hectares.

Comment:

How many residential units are planned for the site? Are they condos, rentals, a mixture of both, and if so what percentage of each?

Response:

The Archdiocese has not yet determined specific plans for the site. The building tenure is yet to be determined and may include office space for the Archdiocese and/or residential uses.

Comment:

What distance is between the proposed building and the backyard fences along the western boundary of the site?

Response:

A rear yard setback of 7.5 metres is stated within the GM zoning when abutting residential property.

Comment:

Is it possible to have two or three-storey development combined with four-storey development for a better fit in the neighborhood?

Response:

A 4-storey building is considered a low-rise development in keeping with low-rise residential neighbourhoods.

Comment:

Can it be ensured that there will not be light impediment to both the development and the neighbours and that there is sufficient green space to ensure the development is ecologically and climate friendly?

Response:

The City has requested the dedication of land for the creation of a parkette on the site. The specific lands will be acquired for the development of a park through the Site Plan Control process. The development has identified land dedication for park space which meets the city's requirements, as well as additional landscaped amenity space on the property. A sun shadow study is typically requested when the proposed development is

5-storeys in height or taller. In addition to this, the building is shown pulled toward the eastern property boundary providing space for the properties to the west.

# Document 4 – Concept Site Plan





**Subject: Zoning By-Law Amendment - 788 River Road and an unaddressed parcel**

**File Number: ACS2023-PRE-PS-0058**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 25, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Tracey Scaramozzino, Planner II, Development Review South**

**613-325-6976; tracey.scaramozzino@ottawa.ca**

**Ward: Riverside South-Findlay Creek (22)**

**Objet :Modification du Règlement de zonage – 788, chemin River et parcelle sans  
adresse**

**Dossier : ACS2023-PRE-PS-0058**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 25 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Tracey Scaramozzino, Urbaniste II, Examen des demandes  
d'aménagement sud**

**613-325-6976; tracey.scaramozzino@ottawa.ca**

**Quartier: Riverside-Sud-Findlay Creek (22)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 788 River Road and an unaddressed parcel, as shown in Document 1, from R1WW and DR zones to R3Z and O1 zones to permit the development of a subdivision with two new roads and 54 residential dwellings, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 14, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du *Règlement de zonage* (n° 2008-250) pour faire passer la désignation de zonage du 788, chemin River et d’une parcelle sans adresse, comme le montre le document 1, de zones R1WW et DR à zones R3Z et O1 afin d’autoriser l’aménagement d’un lotissement comprenant 2 nouvelles routes et 54 habitations, comme il est indiqué dans le document 2.
2. Que le Comité de la planification et du logement accepte que la section du présent rapport sur les détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux exigences d’explication aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 juin 2023 », à condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### **Site location**

788 River Road

### **Owner**

Nicolls Island Holdings Inc.

### **Applicant**

Evan Garfinkel Regional Group

### **Architect**

n/a

### **Description of site and surroundings**

The property is located on the west side of River Road, halfway between Earl Armstrong Road and Rideau Road. The addressed parcel of 788 River Road is developed with a detached dwelling and the unaddressed parcel is vacant. To the west of the property lies the RCMP campground along the Rideau River. To the east of the property, across River Road, lies new residential developments and future development land. There are detached dwellings along River Road to the north and south of the subject lands.

### **Summary of the requested Zoning By-law Amendment proposal proposed development**

The proposed subdivision involves the construction of two new roads and 54 residential units. The units include 27 detached dwellings (bungalows and two storeys) and 27 townhouses, as shown in Document 5.

### **Associated Application**

The associated Draft Plan of Subdivision (D07-16-20-0022) was approved on May 24, 2023.

### **Summary of requested Zoning By-law amendment**

The site of the detached dwelling is zoned Residential First Density Subzone WW (R1WW) which permits detached residential units. The associated vacant land is zoned Development Reserve (DR) which recognizes lands intended for future urban

development and permits a limited number of uses such as agricultural uses, detached dwellings and group homes.

The applicant proposes to rezone the properties to Residential Third Density, Subzone Z (R3Z) and Parks and Open Space Zone (O1) to facilitate the residential development.

The R3Z zone allows a mix of residential building forms ranging from detached to townhouse dwellings, as reflected in the proposed development.

## **DISCUSSION**

### **Public consultation**

A public consultation meeting for the Draft Plan of Subdivision was held on July 6, 2022, via Zoom. The applicant, property owner, City staff and former City Councillor were in attendance. Eight residents attended. Comments and responses are provided in the “Supporting Documents” section of this report.

### **Official Plan designation(s)**

The property is designated as “Suburban Transect” in Schedule B of the Official Plan, which permits a wide range of residential forms, from low to mid-density development. The related transect policies recognize a suburban pattern of built form while supporting the development of 15-minute neighbourhoods, where essential services and amenities are located within proximity to existing neighbourhoods.

### **Other applicable policies and guidelines**

#### **Riverside South Community Design Plan**

The Riverside South Community Design Plan aims to promote building better and smarter suburbs within the area. The Community design plan aims to support efficient land use patterns through the provisioning of various residential units, which includes detached and townhouse dwellings as proposed in this application.

### **Planning rationale**

The proposal aligns with the Suburban Transect policies within the Official Plan, which permits a wide range of housing types. The proposed subdivision of low-rise residential units is in accordance with the Official Plan and follows the applicable guidelines outlined within the Riverside South Community Design Plan. The requested R3Z zone is appropriate for the proposed land use. Servicing is available for the site, and there is appropriate access for vehicles, cyclists and pedestrians. Environmental issues have been addressed with the proposed development being built outside of the floodplain and

outside of the 30-metre setback from the high-water mark. The environmentally constrained lands are being zoned to Parks and Open Space Zone (O1) and conveyed to the City. Some of the archaeological finds on the site have been properly removed, while others that are not within the development lands have been left in-situ as per requirements from the Ontario Ministry of Tourism and Culture.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no rural implications.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **ASSET MANAGEMENT IMPLICATIONS**

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term. The additional inventory will include a new local sanitary sewage pumping station. Facilities such as this require significant on-going operations and maintenance effort.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D07-16-20-0022) was not processed by the "On Time Decision Date" established for the processing of Zoning

By-law amendments due to the need to approve the related Draft Plan of Subdivision first.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Key Plan

Document 4 Consultation Details

Document 5 Draft Plan of Subdivision

## **CONCLUSION**

The above proposal is supported by the Planning, Real Estate and Economic Development Department as it is consistent with the Provincial Policy Statement, meets applicable policies in the Official Plan and the Riverside South Community Design Plan. The requested zones are appropriate for the proposed development.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

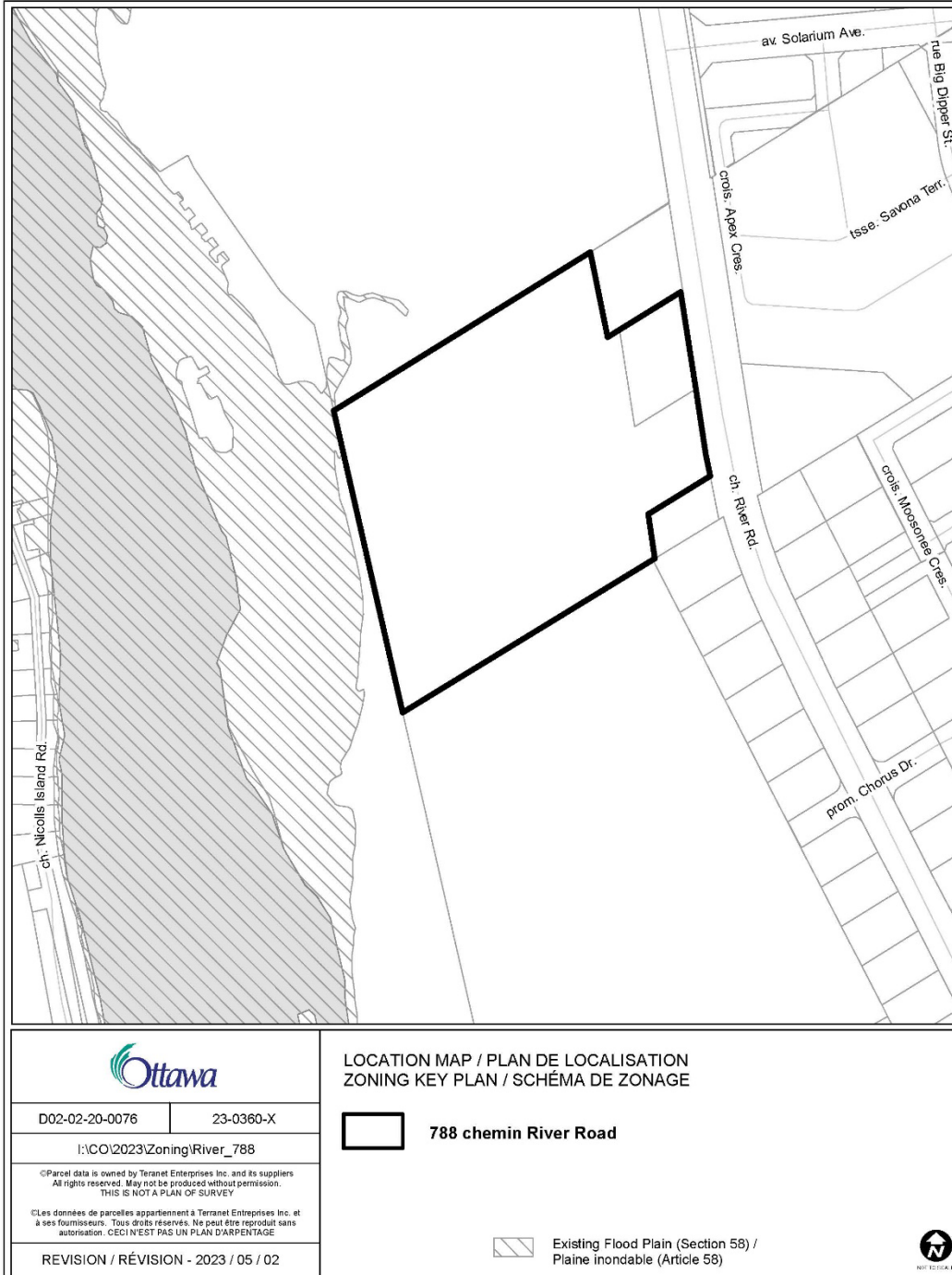
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)



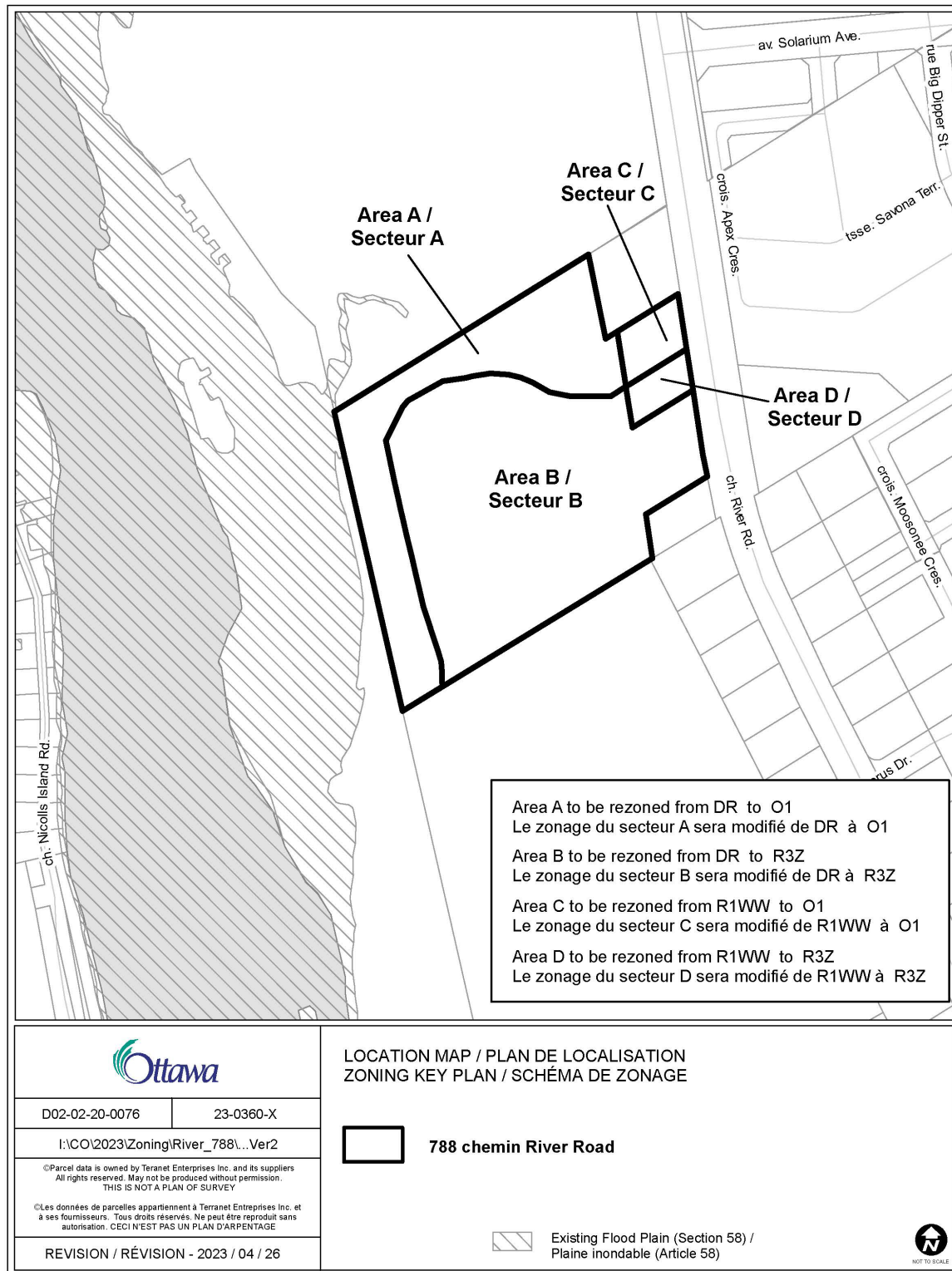
**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 788 River Road and an unaddressed parcel:

1. Rezone the lands, as shown in Document 3 and as follows:
  - a. Area A: from DR to O1
  - b. Area B: from DR to R3Z
  - c. Area C: from R1WW to O1
  - d. Area D: from R1WW to R3Z



## Document 3 – Zoning Key Plan



## **Document 4 - Consultation Details**

### **Notification and Consultation Process**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A public consultation meeting for the Draft Plan of Subdivision was held on July 6, 2022, via Zoom. The applicant, property owner, City staff and former City Councillor were in attendance. Eight residents attended. Comments and responses are as per below.

The attendees asked questions about the planning process, about the increase in traffic and the impact on the floodplain and ravine.

City staff clarified the planning process, explained that the proposed number of residential dwellings did not warrant a traffic study, that the floodplain was not going to be developed and that the protection of the ravine lands was a focus of this development with input from the Rideau Valley Conservation Authority.

## Document 5 – Draft Plan of Subdivision



**Subject: Zoning By-law Amendment - 1 Old Sunset Boulevard**

**File Number: ACS2023-PRE-PS-0071**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 26, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Jean-Charles Renaud, Planner, Development Review Central**

**613-580-2424, x27629, [Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca)**

**Ward: Capital (17)**

**Objet : Modification au Règlement de zonage – 1, boulevard Old Sunset**

**Dossier : ACS2023-PRE-PS-0071**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 26 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Jean-Charles Renaud, Urbaniste, Examen des demandes  
d'aménagement centrale**

**613-580-2424, x27629, [Jean-Charles.Renaud@ottawa.ca](mailto:Jean-Charles.Renaud@ottawa.ca)**

**Quartier : Capitale (17)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 Old Sunset Boulevard, as shown in Document 1, from R1QQ (Residential First Density, Subzone QQ) to R2P[xxxx] (Residential Second Density, Subzone P, Exception xxxx) to permit a three-storey semi-detached dwelling with secondary units, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 14, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 visant le 1, boulevard Old Sunset, comme cela est illustré dans le document 1, de R1QQ (zone résidentielle de densité 1, sous-zone QQ) à R2P[xxxx] (zone résidentielle de densité 2, sous-zone P, exception xxxx) pour permettre une maison jumelée de trois étages avec des logements secondaires, comme cela est décrit dans le document 2.
2. Que le Comité de la planification et du logement approuve que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d’explication » aux termes de la *Loi sur l’aménagement du territoire*, lors de la réunion du conseil prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### **Site location**

1 Old Sunset Boulevard

### **Owner**

Derick Cotnam

### **Applicant**

Hamel Design & Planning (Jacques Hamel)

### **Description of site and surroundings**

The subject site is located in the Glebe Annex neighborhood and has frontage on Old Sunset Boulevard, Madawaska Drive, and Bronson Avenue. The area is mainly characterized by residential uses such as single and semi-detached dwellings, as well as some low-rise apartment buildings. Additionally, there are existing institutional, parkland and recreational uses nearby. The subject site is currently occupied by a two-storey detached dwelling, which is proposed to be demolished.

### **Summary of proposed development**

The purpose of this application is to permit the development of a semi-detached dwelling with secondary units, along with one parking space for the north unit. The proposed building will include two primary dwelling units; one unit having frontage on Old Sunset Boulevard (Unit B) and the other unit having frontage on Madawaska Drive (Unit A). Unit A, has a Gross Floor Area (GFA) of 198 square metres and contains three bedrooms. The secondary suite (basement level) in Unit A has a GFA of 64 square metres with two bedrooms. Unit B, has a GFA of 201 square metres and contains four bedrooms. The secondary suite (basement level) in Unit B has a GFA of 67 square metres with two bedrooms. The proposed development includes a driveway leading to one vehicular parking space accessed via Madawaska Drive.

### **Summary of requested Zoning By-law amendment**

The applicant seeks to rezone the subject site from R1QQ (Residential First Density, Subzone QQ) to R2P[xxxx] (Residential Second Density, Subzone P, Exception xxxx). The R2P zone would allow the proposed use of a semi-detached dwelling with accessory dwellings, and the site-specific exception would include provisions similar to the following:

- Reduced lot area: 132 square metres and 152 square metres, whereas 240 square metres is required.
- Reduced front yard setback (Madawaska Drive frontage): 3 metres, whereas 3.8 metres is required
- Reduced front yard setback (Old Sunset Boulevard): 2.5 metres, whereas 2.9 metres is required
- Removal of interior yard area requirements (out of an abundance of caution).
- Permission to locate an entrance to a secondary dwelling unit on the basement level, whereas the entrance to a secondary dwelling unit must be located on the ground floor.
- Permission to locate above-grade portions of the sunken balcony along the east side of the building at 0 metre from the corner side property line (out of an abundance of caution).
- Consider all lands associated with this development to be one lot for zoning purposes.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Comments were received from 17 residents, who expressed concerns related to density, noise, height, parking, traffic and the potential for student housing.

A petition signed by 23 nearby residents shows 92 per cent opposition to the proposal. While the residents signing the petition wished to remain anonymous, the covering letter is included under Document 4.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation(s)**

The property is located within the Inner Urban Transect Policy Area on Schedule A of the Official Plan, which is an area that anticipates the enhancement or establishment of urban patterns of built forms, site design and mix of uses, while prioritizing walking, cycling and transit.

The property is located along Bronson Avenue, which is designated as a Mainstreet Corridor on Schedule B2 of the Official Plan. Corridors apply to lands abutting specified streets whose planned function includes a higher density of development than abutting neighbourhoods.

### **Heritage**

The property is not located within a Heritage Conservation District, nor is it affected by the Zoning By-law's Heritage Overlay. The existing dwelling and lands are not designated under the *Ontario Heritage Act*.

### **Urban Design Review Panel**

The proposed development is not within a design priority area and is therefore not subject to review by the panel.

### **Planning rationale**

#### **Official Plan**

The site in question is located within the Inner Urban Transect Policy Area on Schedule A of the Official Plan. The Policy Area anticipates the enhancement or establishment of urban patterns of built forms, site design and mix of uses, while prioritizing walking, cycling and transit. The Inner Urban Transect is generally planned for mid- to high-density development, but limits on heights and massing can be imposed based on the underlying functional designation or urban design policies. The proposed three-storey building is at the lower range of mid-rise heights consistent with the policy framework for the area.

Having frontage on Bronson Street, the property benefits from a Mainstreet Corridor Designation under Schedule B2 of the Official Plan. Corridor designations apply to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit services than abutting Neighbourhoods. Development along corridors is encouraged to establish buildings that locate the maximum permitted heights and highest densities close to the corridor, while ensuring appropriate transitions in height, design and character. The Official Plan recognizes Mainstreet Corridors as having a different context from their immediate surroundings. The Official Plan further states that sites that front on segments of streets whose right-of-way is narrower than 30 metres (which is the case for Bronson Avenue) can accommodate heights up to nine- storeys.

While not technically within a Neighbourhood Designation due to the prevailing Mainstreet Corridor Designation, the surrounding area is designated as an Evolving



Neighbourhood in the Official Plan. These areas permit building heights within a low-rise range of development and also strive to support the development of the 15-minute neighbourhood, as discussed above. The Neighbourhood policies seek to distribute the allowed densities in a manner which would allow higher densities in areas closer to transit stations, Corridors, and major neighbourhood amenities. The “evolving” overlay is applied to areas in close proximity to Hubs and Corridors and is meant to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

Section 4.6 sets out Urban Design guidance with the intent of achieving design excellence and innovation, while also being sensitive to the integration of new developments within existing neighbourhoods. Development along Corridors is intended to respond to the context, transect area and overlay policies, and should be positioned so as to appropriately frame the adjacent street(s). The proposed development takes advantage of its location on a corner through lot by properly framing the three street frontages. In order to remain sensitive to the surrounding uses, the proposed height of the building remains comparable to other dwellings further west on Old Sunset Boulevard when measured as heights above sea level. The impact of the massing from the south is mitigated by the narrow south façade of the proposed building, which itself is articulated with varying wall setbacks, balconies and contrasting building materials. The proposed setbacks are generally consistent with the neighbouring properties and help create a uniform streetscape. The proposed building’s overall architectural design is successful in integrating it within the existing context of the neighbourhood.

Staff are of the opinion that the proposed rezoning to an R2 zone for the purposes of introducing a three-storey semi-detached dwelling is consistent with Official Plan policies and represents a built-form consistent with the planned function while also maintaining compatibility with its existing surroundings.

### **Zoning By-law**

As detailed in Document 2, the proposed Zoning By-law Amendment has the effect of rezoning the site to include site specific provisions. The following summarizes the site-specific zoning provisions and planning rationale:

- The property in question has frontage on three different streets and is therefore defined as a “corner through lot” under the Zoning By-law. The minimum required front yard setback applies to both the front and rear lot lines, and the minimum required rear yard setback does not apply. Section 144 of the Zoning By-law seeks to align the front yard setback with the average of the abutting lots’

corresponding yard setback abutting the street. The proposal seeks a reduction to the front yard setback along Madawaska Drive to 3.0 metres whereas 3.8 metres would be required, and along Old Sunset Boulevard to 2.5 metres whereas 2.9 metres would be required. It should be noted that most of the Old Sunset Boulevard frontage is located at the required 3.0 metre setback, except for the corner of the proposed building that is to be located 2.5 metres from the corner sight triangle. Given the site's location on the outside edge of the residential neighbourhood, and abutting a Mainstreet Corridor, staff have no concerns with the proposed reductions.

- The proposal seeks to reduce the lot area for semi-detached units to 132 square metres and 152 square metres, whereas the R2P zone requires a minimum lot area of 240 square metres for semi-detached dwelling units. It is important to highlight that each half of the semi-detached is subject to lot area requirements and the existing property is 284.8 square metres in total lot area. Zoning provisions for corner lots strive to take advantage of both street frontages by allowing the building's façade to extend along both frontages, increasing such a building's footprint. Being a corner through lot further accentuates the building footprint that would be considered appropriate for this site. Given this policy direction and understanding that an otherwise traditional rear yard would be replaced with an interior yard in this case, staff are of the opinion that it is appropriate to consider this reduction in lot area.
- In order to avoid complications should the semi-detached units be severed in the future it is proposed to remove the interior yard provisions of Section 144(6) in the Zoning By-law. The provision applies to dwellings having frontage on multiple streets but refer to the subject property and the neighbouring property's rear yards, which do not exist in a corner through lot and through lot situation. When facing the proposed building from either the Old Sunset Boulevard frontage or the Madawaska Drive frontage, the western side yard presents itself as an interior side yard which, at 1.2 metres, would meet the by-law requirements if it were defined as such.
- The proposal seeks to locate an entrance to a Secondary Dwelling Unit on the basement level whereas an entrance to a Secondary Dwelling Unit is required to be located on the ground floor of a dwelling. Given the unique topography of the site and the dwelling's multiple balconies and other entrances, the proposed building remains successful in providing active entrances and social spaces facing the public realm and contributes to street-level animation. Staff therefore

have no objection to locating the Secondary Dwelling Unit's entrance at the basement level.

- Out of an abundance of caution it is proposed to include a provision which would allow any portion of the sunken patio along Bronson Avenue to be located at 0 metre from the corner side property line. The outside wall of the building will remain at the required 3.0 metre setback. Any protrusion above grade of the sunken patio will appear to be no higher than a curb (if anything) from the perspective of a pedestrian walking along Bronson Avenue and would not be otherwise noticeable.
- Given the challenges related to the nature of a corner through lot development as it relates to the definition of some yards, and with a potential severance of the proposed semi-detached dwelling in the future, it is deemed appropriate to consider all lands associated with this development to be one lot for zoning purposes.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no Rural Implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application related to this report.

### **ADVISORY COMMITTEE(S) COMMENTS**

N/A

### **LEGAL IMPLICATIONS**

If the zoning amendment is approved and the matter is appealed to the Tribunal, it is estimated that an appeal would take two to three days and could be addressed with City resources. If the zoning amendment is refused, a planning rationale will need to be provided. The time estimate for an appeal remains the same, however, the City will need to retain external experts in the area of land-use planning and transportation planning.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations in this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning Services operating budget.

## **ACCESSIBILITY IMPACTS**

None of the proposal's units are proposed to be accessible. The Ontario Building Code does not have accessibility or barrier-free unit requirements when considering the construction of a semi-detached dwelling.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-22-0073) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to delays between submissions.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Petition

Document 5 Proposed Site Plan

Document 6 Proposal Rendering

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department supports the application and proposed Zoning By-law Amendment. The proposal is consistent with the Official Plan policies in the Inner Urban Transect Policy Area, as well as those related to Mainstreet Corridors. The proposed Zoning By-law amendment is appropriate

for the site and maintains policy objectives related to Evolving Neighbourhoods and Urban Design. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law amendment.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

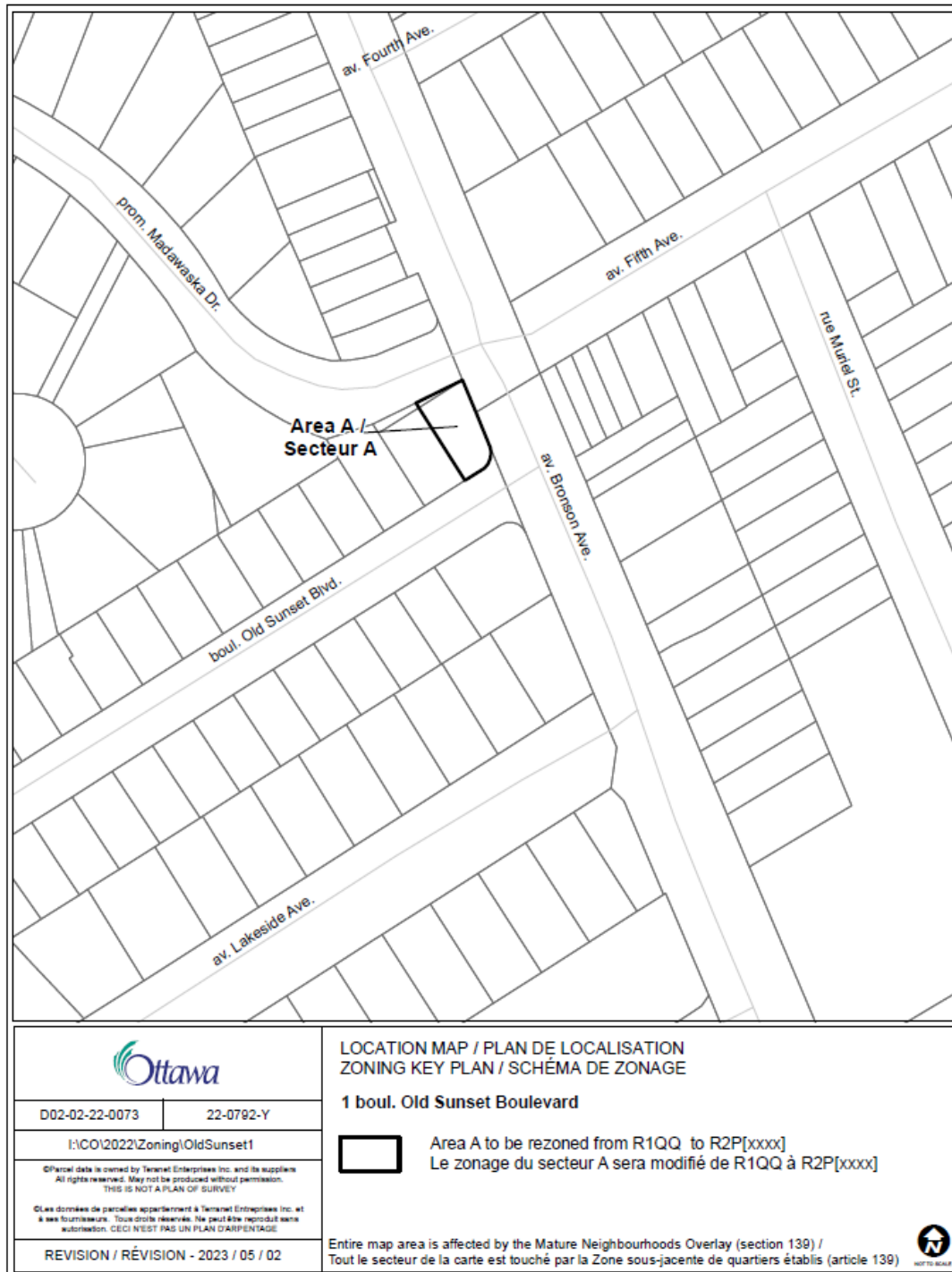
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)



The location map shows the subject property's location, fronting on Bronson Avenue, Old Sunset Boulevard and Madawaska Drive, and indicates the requested zoning amendment.

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1 Old Sunset Boulevard:

Add a new exception with provisions similar in effect with the following:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxx to Section 239 Urban – Exceptions with provisions similar in effect to the following:
  - a. In Column I, Exception Number, add the text “[xxxx]”
  - b. In Column II, Applicable Zones, add the text “R2P[xxxx]”
  - c. In Column V, Provisions, add the text:
    - i. Minimum Lot Area: 132 square metres
    - ii. Minimum Front Yard Setback along Old Sunset Boulevard: 2.5 metres
    - iii. Minimum Front Yard Setback along Madawaska Drive: 3 metres
    - iv. Section 144(6) does not apply.
    - v. Entrance to a Secondary Dwelling Unit is permitted to be located at the basement level.
    - vi. Above-grade portions of the sunken balcony along the east side of the building are permitted to be located 0 metre from the corner side property line.
    - vii. The lands zoned R2P[xxxx] are to be considered one lot for zoning purposes.

### **Document 3 – Consultation Details**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A petition signed by 23 nearby residents shows 92 per cent opposition to the proposal. While the residents signing the petition wished to remain anonymous, the covering letter is included under Document 4.

#### **Public Comments and Responses:**

##### **General:**

- Why have zoning if the first thing that seems to happen is a request to change the zoning?
- I am concerned with the total number of occupants of the building and the stresses a large number of occupants would put on the neighbourhood. These stresses include the demand for parking, the need to safely store a large volume of garbage and recycling boxes (to avoid a problem with rats and other vermin), and the need to keep the sidewalks clear of garbage and recycling boxes on garbage collection day. The stresses may even involve the need for more City water and sewer services. More occupants equal more stresses.
- I have concerns with the creep of student housing within the neighbourhood.
- A change from R1 to R2 zoning, if granted, might well be cited as a precedent to allow more such changes along Bronson and eventually into the Dow's Lake neighbourhood: not what should be allowed to creep further into the established neighbourhood, and also a concern RE: turning Bronson into a "tunnel" of taller buildings — perhaps not as extreme as is being done to Wellington in Westboro but still a concern.
- From an energy efficiency perspective, I think the individual units could be improved by having some kind of enclosed entryway or vestibule, rather than having the entry door open directly into a room.
- I have concerns with potential noise issues relating to the rooftop patio.



#### Staff Response:

- The Zoning By-law is meant to reflect performance standards in relatively broad terms. Not all properties nor contexts are the same, which is why the *Ontario Planning Act* allows landowners to apply for Zoning By-law Amendment applications.
- Only one parking space is being provided on site, which limits the potential for concern regarding added vehicular traffic. This property will be developed with the understanding that no parking is provided and is therefore intended to attract tenants who do not have vehicles.
- Any future concerns related to property maintenance should be flagged to By-law Services.
- The *Ontario Planning Act* does not allow municipalities to plan for specific types of people. Regardless of the tenant's life status, the proposed development is reviewed based on the merits of the proposed building itself within the existing context.
- Each application is reviewed based on its own merits. This particular property benefits from some elements that make the proposal appropriate for its location. This may not be the case for a different property within the same neighbourhood.
- As proposed, the rooftop patio is a permitted feature. Any noise issues related to it should be flagged to By-law Services.

#### Height/Built Form

- The proposal is incompatible with the existing use land pattern. There is no other house on Old Sunset Boulevard or Madawaska Drive that even approach the proposed building and the building will tower over all other houses on the streets.
- The proposed height will have great impact on the neighbourhood, particularly as it relates to impact on the character and impact on access to sunlight.
- A roof terrace on a quiet residential single home street like Madawaska Drive will increase the noise levels and change the character of the neighbourhood. This concern is especially based on the assumption by the proposal that the renters of this new development will be Carleton University students.

Staff Response:

- The proposal is deemed to be compatible with the planned context of the neighbourhood given the site's location along a Mainstreet Corridor and adjacent to an Evolving Neighbourhood Overlay within the Official Plan. While slightly taller than other nearby dwellings, the design incorporates elements such as stepbacks and strategic material choices that help mitigate concerns with compatibility.
- As proposed, the rooftop patio is a permitted feature. Any noise issues related to it should be flagged to By-law Services. The *Ontario Planning Act* does not allow municipalities to plan for specific types of people.

Parking/Traffic

- I'm concerned with the fact that there are 11 bedrooms proposed, but only one parking space. This will impact the parking situation within the neighbourhood.
- I am concerned about the impact on this particularly dangerous intersection (Madawaska Drive and Bronson Avenue) with a new laneway off a curving section of Madawaska Drive, already with limited visibility around a corner, with poor access for bikes etc, increasing the risk of collisions/safety with children frequently crossing to attend school or visit parks in the glebe.
- Granting on-street parking permits to occupants on neighbouring streets will further increase stress on the limited parking on Madawaska Drive with significant increase in risk for potential conflicts and accidents.

Staff Response:

- The Zoning By-law does not require any parking spaces for the first twelve units of a residential building. The proposed two dwelling units and two secondary dwelling units meet the Zoning By-law requirements.
- The location of the proposed one-vehicle driveway was reviewed by City Staff and was deemed to be acceptable.
- This property will be developed with the understanding that no parking is provided and is therefore intended to attract tenants who do not have vehicles.

### Comments from Dow's Lake Residents' Association (DLRA)

- It is the DLRA's position that development in the area should always strive to support the long term goals of the Official Plan, that Zoning Regulations are followed, and that all building projects are contemplated in a manner which reflects a broader sustainable vision for the area. The DLRA does not support the proposed Zoning By-law Amendment.
- The proposal will introduce housing which is incongruous with the character of the area and is unlikely to enhance the community dynamic.
- The DLRA remains concerned about the absence of a clear vision for Bronson Avenue. In such absence, piecemeal development along Bronson will result in a fragmented and incoherent street over the long term.
- The development has the potential to impact traffic flows, which will cause safety issues for pedestrians, cyclists and motorists. With a built form that covers a greater percentage of the property, it may also impact the existing infrastructure, much of which is outdated.
- It is unclear to us whether the current design has undergone a Streetscape Character Analysis (SCA). The city's approval of a four-storey building that circumvents the SCA process diminishes and makes the Mature Neighbourhood Overlay irrelevant. In other mature areas like Sandy Hill rooftop terraces are not allowed. It is unclear why the city would allow them in this area.

### Staff Response:

- As proposed, the development aligns with City policies related to designated Corridors and Evolving Neighbourhoods, with an architectural style which enhances its integration within the existing context.
- The introduction of a single parking space is not expected to negatively affect traffic flows within the neighbourhood.
- Elements related to grading, drainage and servicing will be evaluated at the Building Permit stage. The review will ensure its appropriate implementation.
- An SCA was completed and resulted in a BBA character grouping. The proposed development meets the requirements of this character grouping.

## **Document 4 – Petition**

A petition signed by 23 nearby residents shows 92 per cent opposition to the proposal. While the residents signing the petition wished to remain anonymous, the covering letter is included below.

**We the undersigned are presenting this petition to Counsellor Shawn Menard and to the City of Ottawa Planning Department with respect to the application for a zoning by-law amendment and development of 1 Old Sunset Boulevard (City of Ottawa file no. Do3-02-22-0073).**

### **Overview Current Site**

The site has frontage on Old Sunset Boulevard, Madawaska Drive, and Bronson Avenue. Number 1 Old Sunset Boulevard is currently occupied by a two-storey detached dwelling. The site is currently zoned Residential First Density, Subzone QQ (R1QQ). An application has been made by the owners for redesignation to R2 (P).

### **Proposed Site**

The proposed site is described by the developer as consisting of two primary dwelling units; one unit with frontage on Old Sunset Boulevard and the other unit with frontage on Madawaska Drive. In total there will be two primary units one with three bedrooms and the other with four and a basement floor with four bedrooms, with a total of 11 bedrooms and 1 parking space accessed off Madawaska Drive.

#### **1. Opposition to rezoning the site from R1 to R2-**

##### **1. Reasons why the development does not adhere to the R2 Residential Second Density Zone regulations.**

One of the major parts of the development is on Madawaska Drive, a narrow, winding road with blind spots, two-way traffic, two-sided parking and two way bike paths. We believe that introducing a new three story plus development at the intersection

of Bronson Avenue, Old Sunset Boulevard and Madawaska Drive has great potential to cause major safety, parking, noise, height issues and traffic congestion all the way down the length of Madawaska Drive and Old Sunset Boulevard A major part of the development will take place on both side streets, in effect establishing an R2 building in a substantial part of the R1 Residential First Density Zone in the two adjoining streets.

The R2 zone regulations also require that the development be undertaken “in a manner that is compatible with the existing land use patterns so that the detached and two

principle dwelling residential character of a neighborhood is maintained or enhanced..” It is clear from the comments above and below that the development will seriously impact negatively on the neighbourhood in the streets behind the development rather than maintaining or enhancing it.

The zoning by-law amendment proposal summary by the developer File No: D02-02-22-0073 also states that one unit will have frontage on Old Sunset Boulevard and the other unit will have frontage on Madawaska Drive. This already seems to be an admission that the project requires R2 zone approval on frontage in the R1 zones in violation of R2 zone requirements which states:

The following conditional use is also permitted in the R2 zone subject to the following:

1. It is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated in Schedule 3 – Urban Road Network...

Neither Old Sunset Boulevard nor Madawaska Drive are Arterial or Collector Roads and the request for vehicular access on Madawaska Road is a major incursion into the R1 Residential First Density Zone.

2. **There are key safety concerns for cyclists, pedestrians resulting from the existing and proposed extension of the large retaining walls.**

The proposed design calls for retaining walls built on City Property which greatly impacts safety for pedestrians. The existing and proposed extension of the large retaining wall lies well outside the lot lines, on City property. Bronson Avenue is designated an arterial road. The City of Ottawa's own recommendations for arterial road cross- sections indicate that sidewalk width be a minimum of 2 meters. [Document 1: Arterial Road Cross-Sections \(ottawa.ca\)](#) Currently, the sidewalk measures from 1.3 to 1.5 meters on this extremely dangerous stretch of pedestrian walkway (which also includes hydro poles and mailboxes that must be navigated). Pedestrians are currently forced to walk single-file, pressed against the inside edge of the sidewalk. Most cyclists also ride on this narrow sidewalk as there is no space for bikes on the road. This intersection poses great danger to both pedestrians and cyclists crossing the road to bus stops and entrance to Fifth Avenue. Following an extensive review of this area, recommendations were made in 2015 to greatly increase space for active transportation along this route primarily for safety reasons. [bronsonreport\\_final- webversion modb.pdf \(wordpress.com\)](#)

The proposal extends past the minimum setback in the front yard by almost a metre. In addition, the width of the building extends a full metre beyond the minimum required setback. This at a location that is perilously close to an already very dangerous intersection. A location that requires an increase in sidewalk width for safety and compliance. This proposal pushes pedestrians and cyclists much closer to traffic than is legally permitted.

**2. Opposition to the proposed new access and parking space for the development at the corner of Madawaska Drive and Bronson Avenue due to significant safety concerns for both pedestrians, cyclists and blockage of traffic waiting at the traffic lights**

Given that the R2 zoning requirements stated above requires that the development should have direct vehicular access to an Arterial or Collector Road, which Madawaska Drive is not one, we suggest that at minimum, no R2 planning should be permitted for the proposal to insert a direct vehicular driveway leading to one parking space on

Madawaska drive. Such granting of direct vehicular access on one of the city's most dangerous intersections should not be part of an R2 zoning grant.

The corner of Bronson Avenue and Madawaska Drive has long been recognized as a dangerous intersection for pedestrians, cyclists, and drivers. The entrance to Bronson is often reduced to one lane in the winter by snow and wooden blockades during special events. It is a planned site for school bus pickup and drop off. During busy traffic periods and heavy winter snows, the traffic is backed up waiting at the traffic lights and remains backed into the intersections after the light has changed. The addition of another access point at the entrance increases the risk of loss of life and serious injury. We strongly recommend that the proposed parking access remain on Bronson Avenue, as it is currently for this lot.

**3. Opposition to parking permits for occupants on neighbouring streets**

The assumption made in the proposal is that the renters will be Carleton University students who will not own cars and only use bicycles and public transit. At the same time the developer has already expressed his intention to seek access for parking permits for the residents of the new development, further increasing stress on the limited parking in the area. If the intention is only to rent to people without cars, permit parking should not be required or allowed. It should also be noted that there is a long history of parking infringements by the residents of/ or visitor to number 1 Old Sunset Boulevard on the parking spaces of neighbouring houses.

**4. Opposition to the inclusion of a fourth floor, roof Top terrace**

A fifth-floor roof top terrace will block the light for neighbours. It could also be used for visitors and other parties, increasing the noise levels and changing the character of the surrounding residential homes which as stated above is specifically mentioned should be avoided in R2 Zone requirements.

Moreover, the roof deck and the covered stairs both exceed 11 metres above grade allowed by R2 zoning. Roof height has been calculated at high grade, extending the proposed height significantly. The Canada Building code 1.4.1.2. specifies that building height is measured from grade as follows: " Grade means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground. (See First storey and Note A-1.4.1.2.(1).)" [National Building Code of Canada 2015 \(publications.gc.ca\)](https://www.publications.gc.ca/nr/publications/1496826/1496826.pdf)

In effect, the terrace should be considered a fifth floor that should not be allowed under the R2 Zone conditions.

#### **5. Clarification on the classification of the development under R2 Zone**

There is a need for clarification on how this building is classified and whether it fits the R2 definition of a “detached and two principal buildings” under the R2 Zone conditions.

The zoning by-law amendment proposal by the developers mentions two primary dwelling units with unit A with three bedrooms on the Madawaska Drive front and unit B having four bedrooms on the Old Sunset Boulevard front. However, the same proposal indicates a basement floor unit A having two bedrooms and unit B having two bedrooms. This makes the total count of 11 bedrooms and potentially 11-22 occupants, depending on how the rooms are occupied, post-construction. This could well make the development take shape as a rooming or boarding house and realistically an apartment building that goes beyond the R2 Zone condition.

It should be noted that the entrance to the secondary unit is located at what the developers are calling the “basement level”. Zoning requires this entrance to be at ground level. From the plans, it is clear that this “basement entrance” is in name only, as it is at ground level when the building height calculations are correctly done. This would make the project a four-story building with R2 zone compliance questionable.

#### **Other points**

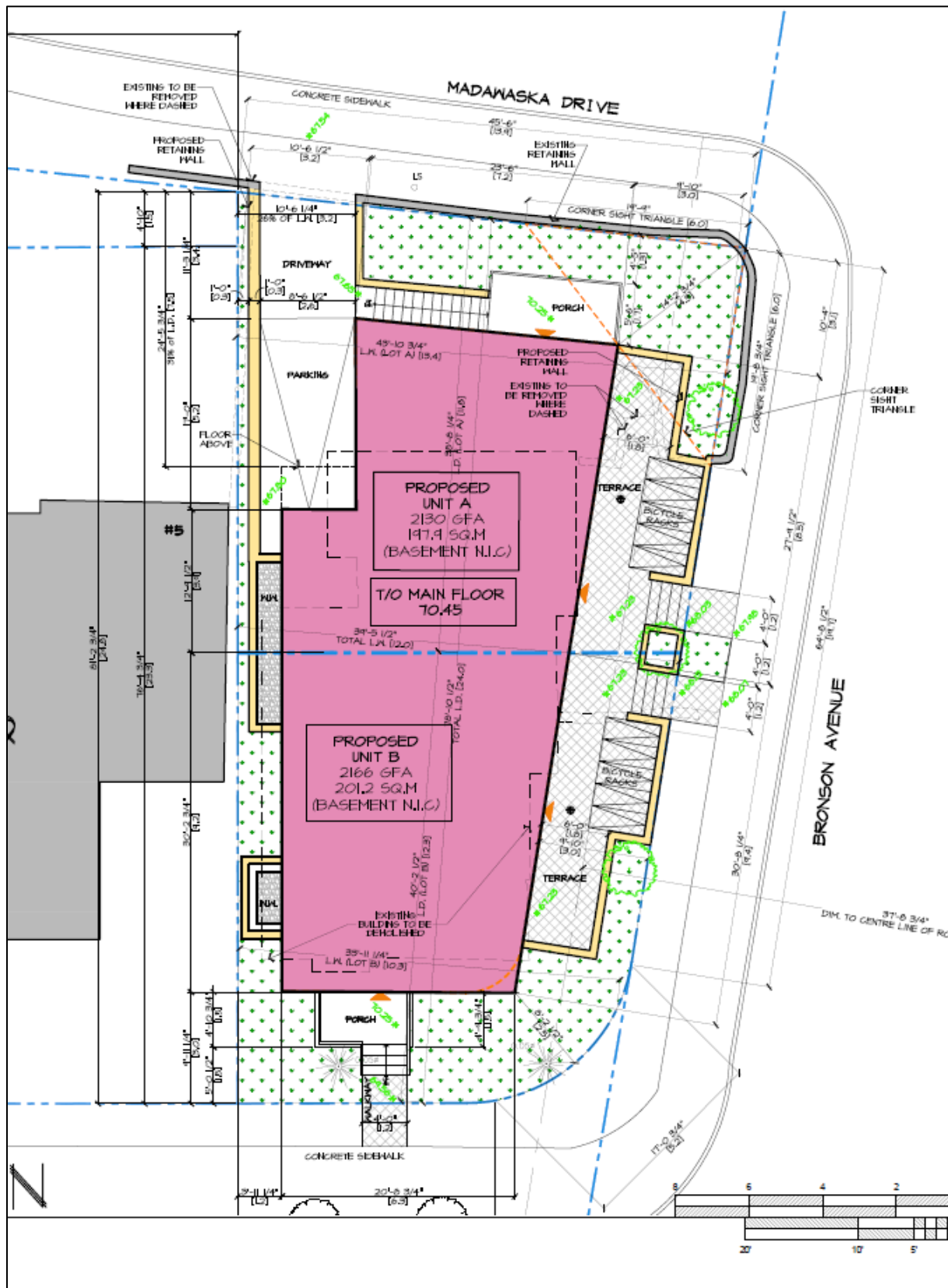
1. **No identification in the plan where garbage/recycling will be stored and picked up.** This should be off Bronson Avenue, for the reasons mentioned above.

**The development application for 1 Sunset Boulevard conflicts with the Bronson Avenue Reconstruction and revisioning report, 2015. [bronsonreport\\_final-webversion\\_modb.pdf \(wordpress.com\)](#)**

It is critically important is that the sidewalk width along Bronson be increased and that space be given to cyclists. The city will be undergoing a review of Bronson Avenue soon. The City's own recommendations are to create safe and enjoyable active transportation routes. This development does not allow for that, and building it at this traffic point, could seriously hinder the future plans for Bronson. It will also make an already dangerous traffic point where there have been serious accidents, worse.



## Document 5 – Proposed Site Plan



**Document 6 – Proposal Renderings**

**Subject: Zoning By-law Amendment – 5618 Hazeldean Road**

**File Number: ACS2023-PRE-PS-0084**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 26, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Sarah Ezzio, Planner II, Development Review West**

**(613) 580-2424 ext. 23493, Sarah.Ezzio@Ottawa.ca**

**Ward: Stittsville (6)**

**Objet : Modification du Règlement de zonage – 5618, chemin Hazeldean**

**Dossier : ACS2023-PRE-PS-0084**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 26 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Sarah Ezzio, Urbaniste II, Examen des demandes  
d'aménagement ouest**

**613-580-2424 ext. 23493, Sarah.Ezzio@Ottawa.ca**

**Quartier : Stittsville (6)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5618 Hazeldean Road, as shown in Document 1, to permit the first phase of a residential subdivision, including one stormwater management block, 36 townhouse blocks, and 111 lots for detached dwellings as detailed in Document 2.
2. Direct Staff to report back to Planning and Housing Committee with zoning details for the 0.5-hectare block at the intersection of Abbott Street East and the future Robert Grant Avenue extension at the time that a Zoning By-Law Amendment is brought to Planning and Housing Committee for Phase 2. The block is to accommodate commercial uses and will be zoned accordingly with Phase 2. It will remain zoned Development Reserve “DR” in the meantime.
3. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of June 7, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 visant le 5618, chemin Hazeldean, un bien-fonds illustré dans le document 1, afin de permettre la réalisation de la première étape d’un lotissement résidentiel comprenant un îlot de gestion des eaux pluviales, 40 îlots d’habitations en rangée et 111 lots destinés à accueillir des habitations isolées, comme l’expose en détail le document 2.
2. Demander au personnel de présenter au Comité de la planification et du logement un rapport comprenant les détails du zonage pour l’îlot de 0,5 hectare à l’intersection de la rue Abbott Est et du futur prolongement de l’avenue Robert-Grant au moment de présenter une modification du *Règlement de zonage* pour l’étape 2. L’îlot sera utilisé à des fins commerciales et sera zoné en conséquence lors de l’étape 2. D’ici là, il conservera la désignation de « zone d’aménagement futur » (DR)



3. **Que le Comité de la planification et du logement donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d'explication’ aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 7 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.**

**Please note this matter was referred back to City staff at the Planning and Housing Committee meeting of May 17, 2023.**

## **BACKGROUND**

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### **Site location**

5618 Hazeldean Road

### **Owner**

Minto (Hazeldean) LP

### **Applicant**

Minto Communities

### **Description of site and surroundings**

The subject lands are located on the south side of Abbott Street, between Iber Road and Terry Fox Drive. The lands to be rezoned comprise Phase 1 of a future subdivision to be developed by Minto, Abbott's Run, which will have a total area of 86 hectares and stretch to Hazeldean Road to the west. The lands are largely vacant, with existing vegetation and trees. The lands to the west of the site are currently occupied by light industrial business uses in the Iber Road Business Park, and Paul-Desmarais French Catholic Secondary School is located to the southwest of the site. Richcraft's Bradley Commons residential subdivision is located to the east of the site, and south of the property are existing and future residential subdivisions.

The lands to be rezoned are two non-contiguous parcels, as shown on Document 1. One is located on the southern end of the subdivision and is located west of Abbott Street, east of Robert Grant Avenue, and south of the hydro transmission corridor. The lands subject to this rezoning proposal do not include a 0.5-hectare parcel at the intersection of Abbott Street East and Robert Grant Avenue, which are part of Minto's Abbott Run, but will be developed with a second phase. The second parcel is more central in the site and is located to the north of the future extension of Cranesbill Road and adjacent to the West tributary directly to the east.

### **Summary of proposed development**

The first phase of the Minto Abbott's Run subdivision proposes 111 lots for detached dwellings and 36 blocks for townhouse developments (containing 149 townhouse units and 42 rear lane townhouse units), for a total of 302 units. The proposal also includes a stormwater management pond and incorporates the extension of Robert Grant Avenue north-south through the site and the extension of Cranesbill Road west to Robert Grant Avenue. The proposal omits from the Zoning By-Law Amendment a parcel of approximately 0.5 hectares at the intersection of Robert Grant Avenue and Abbott Street East. The parcel will be zoned with Phase 2 of the subdivision to accommodate commercial uses. The timing is in the second phase to allow Minto the opportunity to find a tenant and work to refine the performance standards to accommodate a functional commercial space.

The design of the extension of Robert Grant Avenue is to accommodate future Bus Rapid Transit service. The townhomes are located on the edges abutting the Hydro corridor and Robert Grant Avenue, while the singles are located along Abbott Street East and abutting the stormwater management pond. The proposed street network is based on the Fernbank Community Design Plan (CDP). Three pathway blocks will provide connections throughout Phase 1, to the Hydro Corridor and to Robert Grant Avenue.

The subdivision in its entirety includes six phases containing a total of approximately 2,755 dwelling units including detached homes, townhouses, stacked and back-to-back townhouses, and low-rise apartments. Proposed mixed-use blocks and high-density residential blocks are located close to Hazeldean Road. The subdivision is also proposed to include a future elementary school site, four neighbourhood park blocks, and a park and ride for the future LRT station.

The subdivision received draft approval on July 14, 2021, and a condition of approval was to ensure that the site complies with the City's Zoning By-law.

## **Summary of requested Zoning By-law amendment**

The purpose of this application is to rezone the lands from Development Reserve (DR) to various zones to implement the first phase of this plan of subdivision. The requested Zoning By-law amendment will:

- Rezone Block 112 on the Draft 4M-Plan (Document 3) to “Parks and Open Space Zone” (O1) to accommodate a stormwater management pond.
- Rezone Blocks 1-111, 113-121, and 132-151 on the Draft 4M Plan to “Residential Third Density, Subzone YY, Urban Exception XXX1” (R3YY[XXX1]) to allow for future development of single detached and townhouse dwellings.

A holding symbol will be placed on Blocks 116-121 ensure that proper stormwater facilities are provided prior to building permit issuance.

- Rezone Blocks 122-130 on the Draft 4M Plan to “Residential Third Density, Subzone YY, Urban Exception XXX2” (R3YY[XXX2]) to allow for future development of rear lane townhouse dwellings.

## **Brief History of the Proposal**

Concurrent applications for Plan of Subdivision and Zoning By-law Amendment were submitted in November of 2016. The Plan of Subdivision was draft approved in July of 2021. At that time, the lands were owned by Kizell Management Corporation. Since then, the lands were purchased by Minto and the ongoing Zoning By-Law Amendment application was transferred to the new owners as well. The rezoning proposal for Phase 1 that was originally submitted in 2016 included a mix of Residential Third Density, Subzone Z and Residential Fourth Density, Subzone Z zones, with the stormwater pond being zoned Parks and Open Space. The changes to the zoning now being proposed from that originally requested from Minto are required in order to accommodate specific housing products.

A Zoning By-Law Amendment proposal for the same development application was previously heard at Planning and Housing Committee on May 17, 2023. The proposal brought forward at this time included a 0.5-hectare parcel at the northeast corner of Abbott Street East and future Robert Grant Avenue that was requested to be zoned to accommodate townhouse units, bringing the number units proposed to 312 units.

At the Planning and Housing Committee meeting on May 17, 2023, a motion was passed to refer the item back to staff to work with the applicant to identify 0.5 hectare of land at the corner of Robert Grant Avenue and Abbott Street to accommodate local commercial uses, such as retail store, personal service use, restaurant and daycare.

The motion directed staff to prepare a new report accordingly and provide recommendations to the Planning and Housing Committee by June 7, 2023.

## **DISCUSSION**

### **Public consultation**

The details of the Zoning By-law Amendment application were discussed at a statutory public meeting held for the Plan of Subdivision application, which was subject to the Public Notification and Consultation policy approved by City Council for Plans of Subdivision. The public meeting was held on January 20, 2021 via ZOOM. Two questions were asked at the public meeting, including a general question about the City's Road classification levels and a question about reserving a school site within a later phase of the subdivision.

Public consultation on this proposal also occurred at the time of the first Planning and Housing Committee meeting where that this item was heard, on May 17, 2023. At this time, 21 public comments were received. All comments voiced concerns with the lack of dedicated commercial area proposed.

### **Official Plan designation(s)**

The subject lands are designated as Neighbourhood within the Suburban West Transect in the City's new Official Plan. Abbott Street East and the future Robert Grant Avenue Extension are designated as Minor Corridor, and a portion of the site to the south is within an Evolving Neighbourhood Overlay. The Minor Corridor designation permits a mix of uses that support residential uses and supports the evolution of a neighbourhood towards 15-minute neighbourhoods. The Neighbourhood designation permits low-rise building heights, promotes a full range of low-rise housing options, and encourages residential built forms to be appropriately integrated with the neighbourhood street network, pedestrian network and public realm. The Evolving Neighbourhood Overlay supports an evolution towards more urban built form and allows for new building forms and typologies.

### **Other applicable policies and guidelines**

#### **Fernbank Community Design Plan**

The purpose of the Fernbank Community Design Plan is to establish a community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan. The design of the community is based on a transit supportive street network, an integrated open space linkage system, a community core and distinctive neighborhoods that would all have a park, school or other amenities within walking distance.



The subject lands are located within the northwestern portion of the Fernbank lands, with the Phase 1 lands being designated a mix of “Mixed Use,” “High Density Residential,” and “Potential Stormwater Management Facility” in the CDP. The lands of the future Abbott’s Run Minto subdivision as a whole include other designations, such as “Low Density Residential,” “Medium Density Residential,” and “Elementary School.” In the CDP, “Low-density residential” land uses include detached and semi-detached dwellings, “medium density residential” uses include townhouses, stacked units and low-rise apartments, while “high density residential” includes live-work units, low-rise apartments, and mid-rise apartments.

## **Planning rationale**

### The Official Plan

The Official Plan increases the share of future growth within existing built-up areas to avoid or delay expansions to the urban boundary. This is supported by policies that increase the variety of housing options within existing neighbourhoods and promote the evolution to 15-minute neighbourhoods (Policy 2.2.1.i). The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods (5.4.1). As the site is within 300 metres of a Transitway station to the southeast of Robert Grant Avenue and Abbott Street East, the Evolving Overlay was applied to this area. The Evolving Overlay is applied to areas adjacent to Hubs and Corridors that creates opportunities to achieve an urban form in terms of use, density, built form and site design (Policy 5.6.1.1), which may differ from the existing character of the area (Policy 5.6.1.1). The Neighbourhood designation generally allows for a full range of low-rise housing options (Policy 6.3.1) and supports innovative building forms. The proposed development conforms to the Official Plan by providing a low-rise built form that recognizes the planned context of the area to transition to a more urban form with transit-supportive densities over time.

### Fernbank Community Design Plan

The terms of reference for the Fernbank Community Design Plan were council approved in 2006, and the CDP was brought to council in spring of 2009. The mixed-use area was located along Abbott Street East at the time the CDP was created, but this was prior to the decision being made to locate a future Light Rail Transit Station at Hazeldean Road and Robert Grant Avenue. As a result, it was decided at the time of subdivision draft approval that the high-density residential area envisioned by the Community Design Plan be shifted from Abbott Street East to the intersection of Robert Grant Avenue and Hazeldean Road. Phase 4 of the subdivision in this area includes approximately 6.25 hectares of mixed-use area, and this larger mixed-use area will be within walking distance to the Phase 1 lands.

While the proposed plan for Phase 1 proposes uses more in line with the low and medium density designation of the CDP, Phase 1 includes rear lane access townhomes along Robert Grant which will offer a ground floor plan setup that allows a home-based business to operate. While the proposed land uses are of a lower density than those envisioned by the Fernbank CDP, the proposal reflects the decision made at the time of draft approval to shift the higher-density residential area to Hazeldean Road. The shift will ensure that transit supportive densities are in line with new station areas. Overall, the proposed rezoning, including the proposed road alignments, the school and park locations and residential blocks are all in keeping with the intent and approach of the Fernbank Community Design Plan.

### The Zoning By-Law

The subject site is zoned Development Reserve Zone in the City of Ottawa Zoning By-law 2008-250 which is intended to recognize lands intended for future urban development and limit the range of permitted uses to those which will not preclude future development options

The requested Zoning Bylaw amendment proposes to rezone the property to two different Residential Third Density Subzone YY with site-specific exceptions (R3YY[XXX1] and R3YY[XXX2]). A portion of the site will be subject to a holding symbol (R3YY[XXX1]-h). The provisions include the following:

- For the R3YY[XXX1] zone, reduced lot area from 240 square metres to 195 square metres is requested for detached dwelling and from 150 to 120 square metres is requested for townhouse dwellings. Reduced lot width from 9 metres to 8.5 metres is requested for detached dwellings from 6 to 5.7 metres for townhouse dwellings.

The requested reductions in lot area and lot width will permit development to occur at the density targets set out in the Official Plan. The requested zone will provide some variation in built form and allow Minto's housing products to be accommodated on the lots, while in keeping with the general character of surrounding developments.

- For all R3YY exception zones, a reduced front yard setback from 6 metres to 3 metres is requested.

The requested exceptions will facilitate the applicant's proposed units, while maintaining compatibility with the urban design guidelines. The proposed front yard setbacks will allow street trees to be accommodated, as the standard cross sections will have the tree at a minimum 1.5 metres from the property line, leaving sufficient room to achieve the 4.5 metre tree setback clearance.

- A provision for a 5.7 metre setback between vehicular entrance and car port to a sidewalk.

This provision is requested to address the Abbott Street East sidewalk, which is 2.05 metres off the property line. The provision is requested to ensure that a functional driveway that does not create an overhang situation on the sidewalk can be accommodated.

- A holding provision to ensure that adequate storm water facilities are provided prior to building permit issuance.

The 5618 Hazeldean Abbott's Run Pond 1 is being constructed as part of Phase 1 of the subdivision and is needed to serve the Phase 1. As an interim solution before the stormwater pond is fully constructed and functioning, a temporary ditch for storm water purposes will be located in Blocks 116-121. The holding symbol is to ensure that no building permits for dwellings within these blocks are issued until such a time that the temporary ditch is diverted to storm sewers and the ultimate Pond 1 is constructed and functioning.

- A new R3YY[XXX2] zone will be created as a new exception zone to accommodate rear lane access townhomes.

The Zoning By-Law does not currently recognize rear lane townhomes or rear access townhomes as a separate land use, and these unit types have provisions which vary from typical residential zone provisions. The rear lane townhome provisions will accommodate units with driveways at the rear, which will create a more active front façade fronting minor corridors. The provisions of this zone include a lot line clarification to deem Abbott Street East and Robert Grant Avenue the front lot lines.

- A parcel of approximately 0.5 hectares at the intersection of Robert Grant Avenue and Abbott Street East which was previously proposed to be residential is removed from the rezoning proposal and will remain Development Reserve, "DR," until such time that Phase 2 of the subdivision proceeds. At this time, it will be zoned to accommodate commercial uses.

The purpose of Development Reserve zone limits the range of permitted uses to those which will not preclude future development options, so the parcel will not be developed until such time that the second phase of the subdivision proceeds. At this time, staff are directed to work with the applicant to review a rezoning proposal for commercial uses or mixed-use with a commercial component. This will promote the Official Plan's direction to establish 15-minute neighbourhoods with community amenities and a mix of uses within walkable communities.

The inclusion of the commercial block in the second phase of development is to allow Minto the opportunity to find a tenant and work to refine the performance standards to accommodate a functional commercial space.

To summarize, it is staff's opinion that the proposed development and requested zoning complies with relevant Official Plan policies, meets the intent of the Fernbank Community Design Plan while recognizing changing contexts, and proposes zoning that allows for a range of desirable residential densities and uses.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

There are no rural implications associated with the recommendations of this report.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Glen Gower provided the following comments:

"Thanks to Minto and City staff for working collaboratively on a constructive solution so that we can have local commercial development in this area.

I also want to thank residents who have shown their strong support for creating a truly walkable neighbourhood and the importance of having something like a local coffee shop, restaurant, daycare, or corner store in the centre of the Fernbank community."

### **ADVISORY COMMITTEE(S) COMMENTS**

Design considerations with respect to accessibility are generally addressed through the draft plan of subdivision review process and are not a key consideration related to a Zoning By-Law Amendment.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

It has been confirmed that there is sufficient capacity in the existing water, wastewater, and stormwater infrastructure systems to accommodate the proposed development.

Assets acquired through development of these lands will add to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

Design considerations with respect to accessibility are generally addressed through the Draft Plan of Subdivision review process and are not a key consideration related to a Zoning By-law amendment. New construction will be required to meet the accessibility requirements within the Ontario Building Code.

## **ENVIRONMENTAL IMPLICATIONS**

There are no direct environmental implications associated with this report. A combined Tree Conservation Report and Environmental Impact Statement was prepared to identify any ecological constraints that might affect the development proposal for the subject lands. The report concluded that there were no Species at Risk or high-quality specimen trees on the site. As a condition of approval of the Plan of Subdivision approval, a minimum of one tree per interior lot and two trees per exterior side yard lots shall be provided.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-16-0097) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues and changing concepts presented.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Draft 4M Plan of Subdivision

## **CONCLUSION**

The proposed development conforms to the Official Plan and balances the need for intensification and the diversity of housing needs. In consideration of the applicable Official Plan policies, the Fernbank Community Design Plan and compatibility of the use in the area, the Zoning By-law amendment is recommended for approval.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

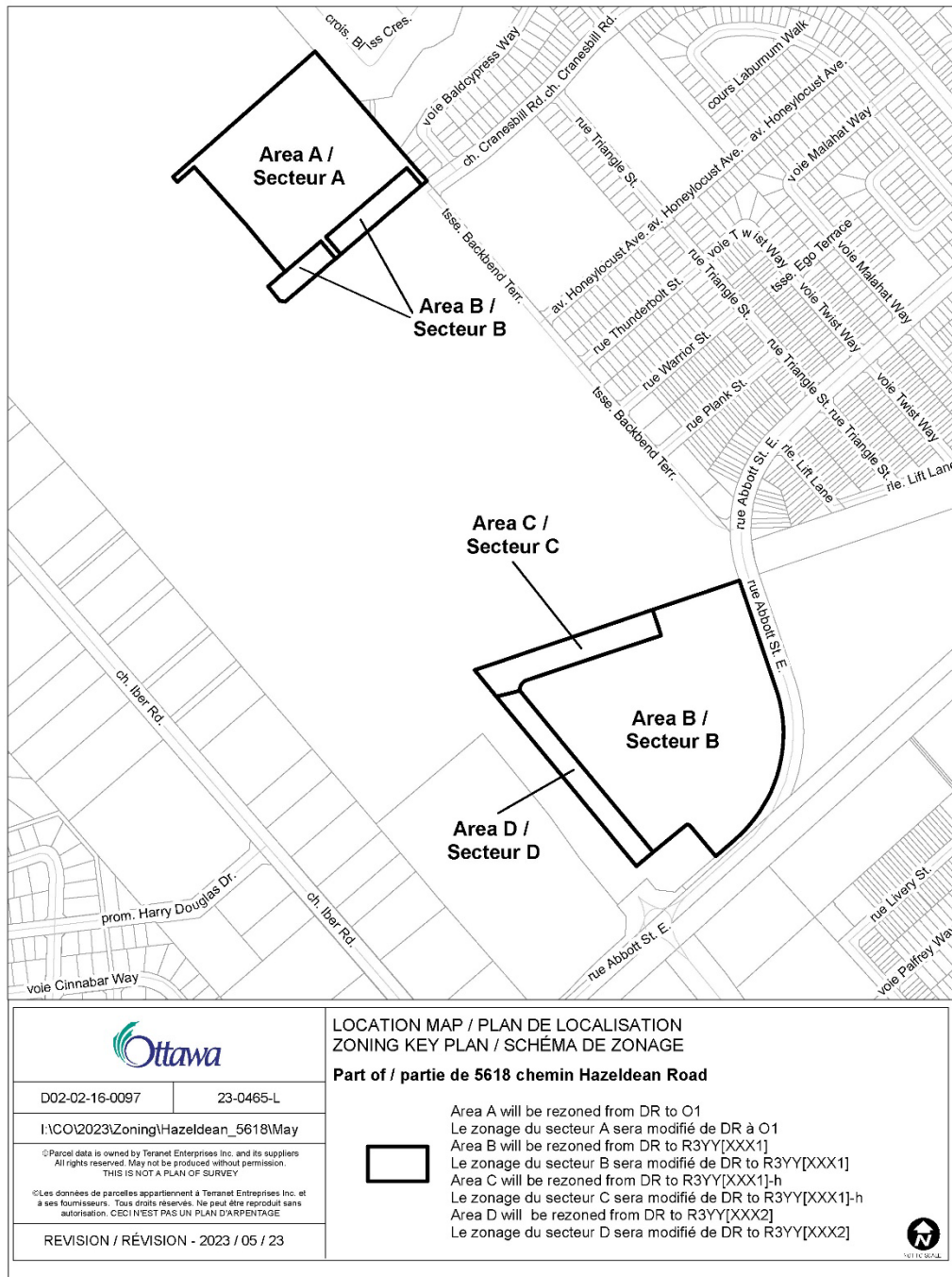
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoOttawa.com)



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5618 Hazeldean Road:

1. Rezone the lands as shown on Document 1.
  - i) Add a new exception (R3YY[XXX1]) to Section 239 – Urban Exceptions with provisions similar in effect to the following:
    - (1) In Column II, add the text “R3YY[XXX1]” and “R3YY[XXX1]-h”
    - (2) In Column V, Provisions, add the text:
      - (a) Provisions for detached dwellings:
        - (i) Minimum lot area: 195 square metres
        - (ii) Minimum lot width: 8.5 metres
        - (iii) Minimum front yard setback: 3 metres
        - (iv) Minimum interior side yard setback: Total 1.8 metres, with one minimum no less than 0.6 metres
        - (v) Minimum corner side yard setback: 2.5 metres
        - (vi) Minimum rear yard setback: 6 metres
        - (vii) The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 5.7 m
        - (viii) The area of the driveway does not exceed 55 per cent of the yard in which it is located
      - (b) Provisions for townhouse dwellings:
        - (i) Minimum lot area: 120 square metres
        - (ii) Minimum lot width: 5.7 metres
        - (iii) Minimum front yard setback: 3 metres
        - (iv) Minimum interior side yard setback: 1.2 metres
        - (v) Minimum corner side yard setback: 2.5 metres
        - (vi) Minimum rear yard setback: 6 metres



- (vii) An air conditioner is permitted as a projection into the corner side yard.
  - (viii) The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 5.7 metres
  - (ix) The holding symbol may not be lifted until the design for 5618 Hazeldean Abbott's Run Pond 1 is reviewed and approved by the City of Ottawa through the detailed design review process, and until such time as the Pond and storm sewer within Robert Grant Avenue is constructed and functioning to the satisfaction of the General Manager of the Planning, Real Estate, and Economic Development Department.
- ii) Add a new exception R3YY[XXX2] to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- (1) In Column II, add the text “R3YY[XXX2]”
  - (2) In Column V, add the following provisions:
    - (a) Provisions for townhouse dwellings:
      - (i) Minimum lot area: 100 square metres
      - (ii) Minimum lot width: 5.7 metres
      - (iii) Minimum front yard setback: 3 metres
      - (iv) Minimum interior side yard setback: 1.2 metres
      - (v) Minimum corner side yard setback: 2.5 metres
      - (vi) Minimum rear yard setback: 3 metres
      - (vii) All lot lines abutting Robert Grant Avenue or Abbott Street East, where applicable, are deemed the front lot lines.
      - (viii) For any lots abutting both Abbott Street east and Robert Grant Avenue, the setback for yards abutting these streets is to be a minimum of 3 metres, and the lot line adjacent to the roundabout is to be considered the front lot line.
      - (ix) Where a lot contains a dwelling and a parking space is accessed from a driveway within the rear yard, a maximum of 86% of the area of the rear yard, or the required minimum width of one parking space, whichever is greater, maybe used for a driveway.

- (x) An air conditioner is permitted as a projection into the corner side yard.





## MEMO / NOTE DE SERVICE

Information previously distributed / Information distribué auparavant

TO: Chair and Members of the Planning and Housing Committee

DESTINATAIRE : Président et membres du Comité de la planification et du logement

FROM: M. Rick O'Connor, City Clerk  
Office of the City Clerk

Contact :  
Caitlin Salter MacDonald, Manager,  
Council and Committee Services  
613-580-2424, ext. 28136  
Caitlin.Salter-MacDonald@ottawa.ca

EXPÉDITEUR : M. Rick O'Connor,  
Greffier municipal  
Bureau du greffier municipal

Personne ressource : Caitlin Salter  
MacDonald, Gestionnaire des Services  
au Conseil municipal et aux comités  
613-580-2424, poste 28136  
Caitlin.Salter-MacDonald@ottawa.ca

DATE: May 25, 2023

Le 25 mai 2023

FILE NUMBER: ACS2023-OCC-CCS-0074

SUBJECT: **Committee of Adjustment – Reserve Appointment**

OBJET : **Nomination d'un membre suppléant au Comité de dérogation**

## BACKGROUND

On December 7, 2022, City Council approved the [Appointment Policy](#) as part of the report [2022-2026 Council Governance Review](#). At its meeting of April 12, 2023, Council approved the report [Appointments to the Committee of Adjustment](#), which included a

pool of reserve members to fill vacancies arising between recruitment processes. The appointments were effective May 25, 2023.

Pursuant to Section 4.6(e) of the Appointment Policy, the Selection Panel has been delegated the authority to appoint anyone from the Council-approved reserve list to a vacancy, and such an appointment is communicated by IPD to the relevant Standing Committee and Council.

Reserve members who are called in to fill a vacancy adopt the membership term of the vacancy they are filling.

#### APPOINTMENT TO COMMITTEE OF ADJUSTMENT (PANEL 2)

As a vacancy arose on the Committee of Adjustment (Panel 2) on May 15, 2023, the Selection Panel has appointed the reserve member below to the vacant voting member position.

- **Appointee: Julianne Wright**
- **Resigned Member: Helene Roche**
- **Effective date of Appointment: May 25, 2023**
- **End of Term: November 14, 2026**

M. Rick O'Connor, CMO, LLB

City Clerk

CC: Michel Bellemare, Secretary-Treasurer, Committee of Adjustment